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EMPLOYMENT AND INDUSTRY REPORT 2010

The Planning and Economic Development Committee recommends:

- a) Receipt of the presentation by Paul Bottomley, Manager, Growth Management, Economy and Information Research; and**
- b) Adoption of the recommendation contained in the following report dated January 18, 2011 from the Commissioner of Planning and Development Services.**

1. RECOMMENDATION

It is recommended that:

- 1. The York Region Employment and Industry Report 2010 *Attachment 1* be made available on the corporate website for local municipalities and agencies, local chambers of commerce and boards of trades, and the public.

2. PURPOSE

The Employment and Industry Report 2010 provides an analysis of the information gathered in the 2010 York Region Employment Survey. The survey provides a detailed overview of industry and employment trends in York Region, including sector breakdowns and local municipal profiles. Economic outlook and trends at the national and provincial levels are also examined in the report.

3. BACKGROUND

Comprehensive Region-wide employment survey conducted in 2010

This report is based on business information collected in the York Region Employment Survey conducted between May and August 2010. It expands upon information presented in the *2010 York Region Business Directory* report, which was presented to Planning and Economic Development Committee on February 2, 2011.

The 2010 survey was, for the fourth year in a row, a comprehensive Region-wide survey of all businesses across York Region (excluding farm and home-based businesses). At the aggregated level, this analysis offers an indication of how the York Region economy

is performing and helps to determine whether the economic development goals of York Region are being met.

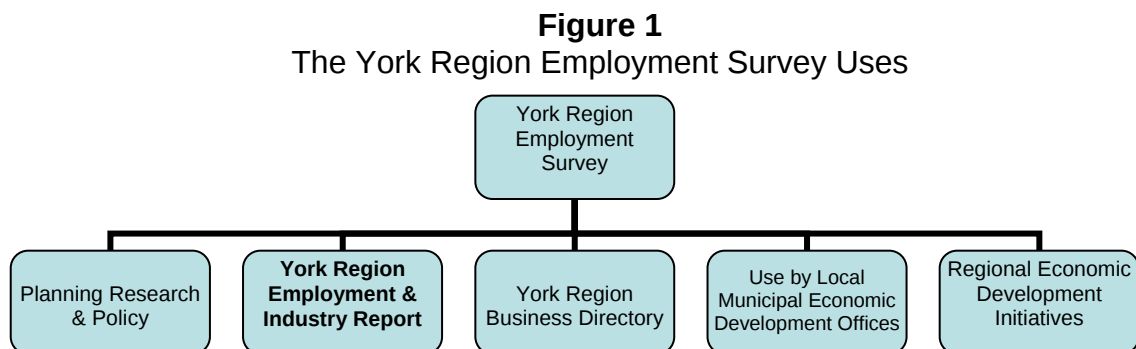
Survey monitors business and employment activity across York Region

Business activity is determined based on primary activity/service/product offered, and assigned a North American Industrial Classification System (NAICS 2002) code as defined by Statistics Canada. This information has been aggregated to allow for analysis at the Regional and local municipal level. This allows for a detailed examination of local trends and provides information at a level that is useful for investment and economic development decisions.

There are several key differences between the data gathered in the York Region Employment Survey and Statistics Canada Census data. The York Region survey gathers information directly from businesses annually, whereas the Census collects data from employees at the place of residence once every five years. As York's survey collects data directly from the employment source, this potentially eliminates error. In addition, the 2009 York Region Employment Survey attempts to contact all business locations in York Region, while the Census data has in the past been based on a 20% sample derived from the Census long form. With the Census long form slated to be replaced by a voluntary survey in 2011, this raises questions about data reliability and further reinforces the importance of York's annual survey efforts.

The monitoring of economic and employment trends requires an accurate, comprehensive dataset. The York Region Employment Database is the most accurate and comprehensive listing of business and employment data for York Region. Staff from several GTA jurisdictions have approached York Region over the last two years regarding using our survey database as a model to launch similar surveys.

Figure 1 illustrates the various uses of the York Region Employment Survey:



Source: York Region Planning & Development Services Department, 2010.

4. ANALYSIS AND OPTIONS

EMPLOYMENT AND INDUSTRY REPORT HIGHLIGHTS

The York Region Employment and Industry Report 2010 includes national and provincial overviews, an outlook for the economy in 2011, a detailed summary of the 2010 York Region Employment Survey, and local municipal profiles.

National and Provincial Overview

(all time periods referenced are mid-year to mid-year, unless otherwise noted)

- Both national and provincial economies recovered jobs from 2009 to 2010, after experiencing declines between 2008 and 2009 brought on by the global economic downturn.
- National employment levels have nearly returned to 2008 levels, after declining 2.0% to 2009, and recovering 1.9% from 2009 to 2010.
- National job gains from 2009 to 2010 were led by the following sectoral groupings: professional, scientific and technical services; health care and social assistance; and, construction.
- Ontario employment declined at a steeper rate than the national average from 2008 to 2009 (-3.0%), but also posted a higher rate of rebound from 2009 to 2010 (+2.6%). As of 2010, Ontario has not fully recovered all jobs lost since 2008 (-0.4%, or -29,500 jobs).
- Provincial job growth from 2009 to 2010 was led by: professional, scientific and technical services; construction; business, building and other support services; and education.
- National and provincial manufacturing employment levels began declining in 2004. This trend was exacerbated by the economic downturn (2008 to 2009), and continued to decline during what was otherwise a recovery period for the economy between 2009 and 2010.
- From mid-year 2010 to year-end 2010, when factoring in seasonal adjustments, jobs continue to be recovered but still have not surpassed the pre-recession peak of October 2008.

Outlook for 2011

(all time periods referenced are calendar years, unless otherwise noted)

- Nationally, the economy recorded a stronger-than-expected recovery in 2010 (+2.9% GDP growth), after experiencing a decline of -2.5% in 2009.
- A moderated economic recovery is expected to continue over the next two years, with the Bank of Canada projecting national Real GDP growth rates of 2.4% in 2011, and 2.8% in 2012.
- Ontario's Real GDP forecasts from the major banks show the Province closely following the national averages in 2011 & 2012 at approximately 2.5%.

- York Region's non-residential construction values for 2010 increased by over 50% compared to 2009, totalling over \$1 billion dollars. This building activity will provide local employment opportunities in the range of approximately 10,000 jobs upon completion, as well as jobs during the construction phase.

York Region 2009 Employment Survey Highlights

(all time periods referenced are mid-year to mid-year, unless otherwise noted)

- In partnership with York's local municipalities, the Region conducts a survey of all businesses in York Region each year over the summer months.
- Regional employment totals topped the half-million mark by reaching an estimated 501,000 jobs in 28,000 businesses as of 2010.
- Between 2009 and 2010, York Region employment grew by 8,000 jobs, or 1.9%.
- York Region's economy did well to post a moderate employment gain (+1,000 jobs, 0.1%) during the period of economic downturn from 2008 to 2009, while the national, provincial and GTA economies experienced net job losses.
- York Region's economy has added nearly 100,000 jobs since 2001, an average annual employment growth rate of 2.4%, which also outpaced national and provincial growth rates over the same period.
- Comparisons of employment by industry between 2001, 2009 and 2010 can be seen in *Table 1*, below:

Table 1
York Region Employment by Industry, 2001, 2009 and 2010

Industry Sector	# of Jobs in 2001	# of Jobs in 2009	# of Jobs in 2010	Avg Annual % Change 2001-2010	% Change 2009-2010
Public Administration	7,603	10,434	11,109	4.3%	6.5%
Personal Services	47,444	69,371	69,966	4.4%	0.9%
Health Care & Social Assistance	15,860	27,370	30,142	7.4%	10.1%
Education	12,280	19,529	21,109	6.2%	8.1%
Business Services	46,915	68,800	70,077	4.6%	1.9%
Finance, Insurance, Real Estate & Leasing	21,971	31,418	32,257	4.4%	2.7%
Transportation & Warehousing	12,443	15,520	16,663	3.3%	7.4%
Retail Trade	39,749	57,600	57,733	4.2%	0.2%
Wholesale Trade	34,439	30,231	31,552	-1.0%	4.4%
SERVICES-PRODUCING SUBTOTAL	238,703	330,273	340,608	4.0%	3.1%
Manufacturing	82,130	75,153	71,809	-1.5%	-4.4%
Construction	24,967	27,483	28,437	1.5%	3.5%
Utilities	1,702	1,563	1,797	0.6%	15.0%
Primary	1,385	574	623	-8.5%	8.5%
GOODS-PRODUCING SUBTOTAL	110,183	104,772	102,666	-0.8%	-2.0%
TOTAL ALL INDUSTRIES	348,886	435,045	443,274	2.7%	1.9%

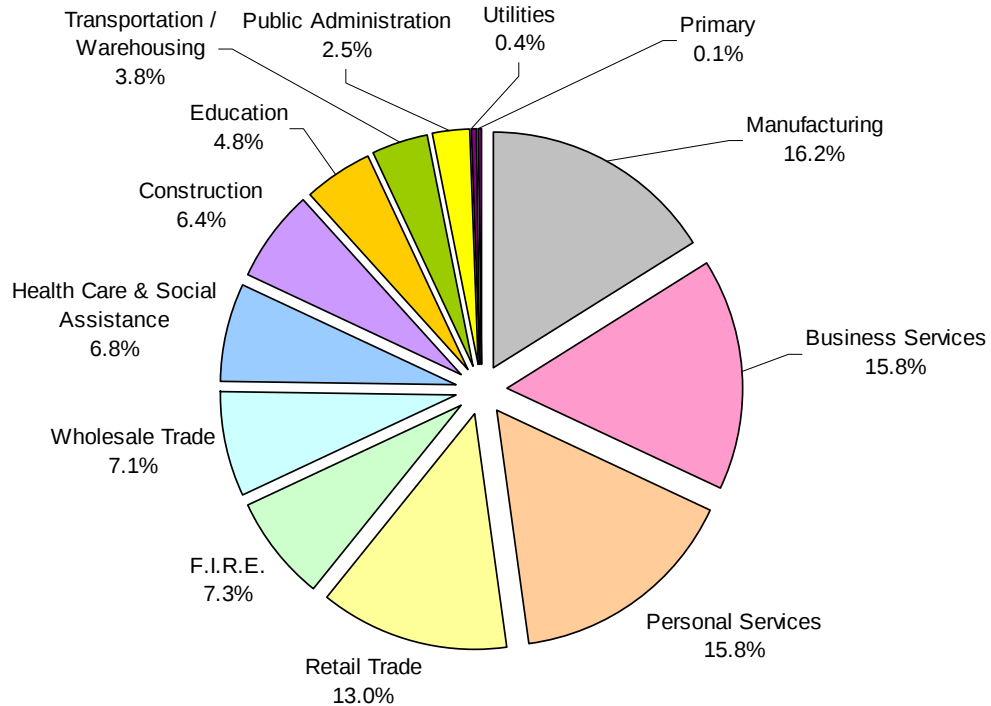
Source: York Region Planning and Development Services, 2010.

Notes: Figures represent employment at businesses surveyed. Farm and home-based employment are not included.

Jobs with an unclassified business activity have been redistributed based on the distribution of known industries.

- Service oriented jobs (340,600) account for approximately 77% of the Regional job total, which is consistent with an urban setting.
- Since 2001, the service-oriented sectors of health care and social assistance, education, and business services all increased their employment totals by approximately 50% or more.
- The fastest growing industry sectors between 2009 and 2010 were among the services-producing sector: health care and social assistance; education; and, transportation and warehousing.
- Personal services and business services have grown to rival manufacturing as the largest sectoral groupings in York Region, each accounting for approximately 16% of total employment.
- Manufacturing's share of total employment has declined from 92,000 jobs in 2006 (22.3% share) to 72,300 jobs in 2010 (16.3% share).
- The distribution of 2010 employment by sector is graphically illustrated in Figure 2:

Figure 2
Employment by Industry Sector, 2010



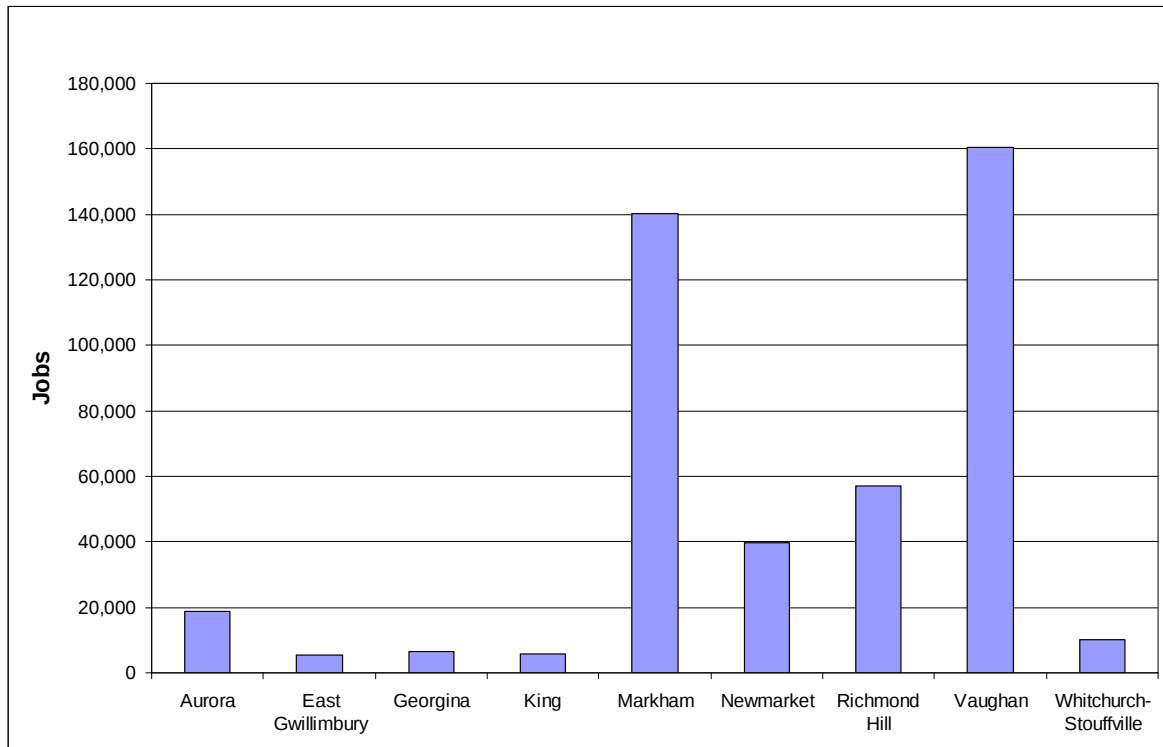
Source: York Region Planning and Development Services Department, 2010.

Notes: Totals may not add due to rounding.

Primary Sector consists of Agriculture, Forestry, Fishing & Hunting and Mining & Oil & Gas Extraction.

- Employment in York Region is predominantly comprised of full-time workers, at 75%. Approximately 20% of jobs are part-time and 5% are seasonal.
- The vast majority (84.1%) of firms in the Region have less than 20 employees, and the average business size is approximately 16 employees per business.
- The number of large firms (100+ employees) in York Region has grown significantly since 2001, with increases of over 200 firms (+35%), to a total of 770 firms.
- Figure 3 below shows the distribution of York Region's surveyed employment by municipality. Please refer to the attachment for local municipal maps showing employment locations.

Figure 3
York Region Distribution of Employment by Municipality, 2010



Source: York Region Planning and Development Services Department, 2010.

Note: Figures represent employment at businesses surveyed. Farm and home-based employment are not included.

Relationship to Vision 2026

The Employment and Industry Report 2010 supports the Vision 2026 goal of creating a vibrant economy in satisfying requirements in all three key action areas within this goal statement:

1. **Attracting and Supporting Businesses.** By providing employment growth data to local business development centres and publishing reports on economic trends to build more global awareness of York Region's strengths as a destination to live, work and play, the action area of attracting and supporting businesses is realised.
2. **Encouraging Continual Learning.** Through the monitoring of emerging employment sectors and economic trends, future workforce and education needs are identified in accordance with the continual learning objective.
3. **Promoting and Supporting Innovation.** The identification of emerging clusters of innovative industries requiring promotion and support is made possible through annual detailed sectoral employment data.

5. FINANCIAL IMPLICATIONS

The economic indicators presented in this report will allow Regional staff and Council to evaluate and respond to changes in the Region's economy. The collection of employment and business data plays a fundamental role in monitoring changes in the Region's economy. Estimating the Regional assessment base and forecasting of future infrastructure and service requirements are also obtained through the use of the data. The 2010 employment survey was provided for in the Planning and Development Services Department 2010 budget.

6. LOCAL MUNICIPAL IMPACT

Information contained in the attached report presents employment analysis at the local municipal level. This information was collected with the assistance of all nine local municipalities. As a result of this partnership, the survey covered 27,000 firms in 2010. Each local municipality, in addition to the Region, use the survey data to produce business directories.

A detailed economic profile of each local municipality is contained in the attached report. Local municipal staff have been consulted in the preparation of the local municipal profiles. The Employment & Industry report provides a summary of York Region's economy at the Regional and local municipal level, which can be used as a basis for decision making, strategic planning and attracting new business.

Moreover, as previously mentioned, this initiative has received full participation from the local municipalities, which is expected to continue for the 2011 survey.

7. CONCLUSION

This report analyses Regional employment growth and the economy, and provides national and provincial economic overviews, as well as a short-term economic outlook.

Canada and Ontario recovering from recent recession

In terms of employment growth, the national and provincial economies are forecast to continue a moderate recovery through 2011, after experiencing declines 2008 to 2009, and a strong bounce-back from 2009 to 2010. As of mid-year 2010, the national and provincial economies have recovered the majority of jobs lost since mid-year 2008. Manufacturing has continued to decline both nationally and provincially, while growth industries in common to both economies were professional, scientific and technical services, and construction.

York Region employment levels grow to over half-a-million jobs in 2010 after withstanding economic downturn in 2009

It is estimated that there are approximately 28,000 businesses employing 501,000 people in York Region in 2010. Surveyed employment increased 8,000 jobs or 1.9% from mid-year 2009 to mid-year 2010, compared to 1,000 jobs and 0.1% from 2008 to 2009 during the difficult recessionary period.

Services-producing sectors spur job growth and challenge manufacturing for largest Regional employment sector

Since the York Region Employment Survey began, there has been a progressive shift towards service-producing jobs, which now account for 77% of total employment. The fastest-growing sectoral groupings between 2001 and 2010 were: health care & social assistance, education, and business services.

Manufacturing job losses have been well documented at the national and provincial level, and York Region has not been immune to this larger trend. While the scale of job losses has not been as severe, manufacturing employment levels have been on the decline since 2006. The services-producing sectors of business services and personal services now rival manufacturing with approximately 16% of Regional employment.

York Region is launching an Innovation in Manufacturing program in 2011, with funds from the Ministry of Training, Colleges, and Universities, to support York Region's substantial manufacturing sector.

Large businesses on the rise, but small firms still dominate in York Region

York Region has been successful at attracting a number of large businesses over the past decade. The number of businesses employing more than 100 people has increased by over 200 firms (+35%) since 2001, to a total of 770 firms. This increase reflects York Region's ability to attract high quality employers as a preferred business location in the GTA.

Emphasizing the importance of the small business entrepreneur to the Regional economy, an overwhelming majority of 84% of firms employ 20 or less people, while the overall average business size is approximately 16 employees per establishment.

The York Region Employment Survey, upon which the Employment & Industry Report 2010 is based, is one of only a few surveys of its kind in all of Ontario. The information gathered through the survey is used to better understand the Regional economy, to forecast employment trends, as well as to monitor economic development goals.

For more information on this report, please contact Paul Bottomley, Manager of Growth Management at (905) 830-4444 Ext. 1530, or John Waller, Director of Long Range and Strategic Planning at (905) 830-4444 Ext. 1525.

The Senior Management Group has reviewed this report.

(The attachment referred to in this clause was included in the agenda for the March 2, 2011 Committee meeting.)



York Region Employment and Industry 2010

Presentation to
Planning and Economic Development Committee

Paul Bottomley, Manager, Growth Management
Long Range and Strategic Planning

March 2, 2011

Partnership with Local Municipalities to Monitor Employment Trends

- ❑ Partnership with 9 local municipalities.
- ❑ Provides a snapshot of business and employment trends in York Region.
- ❑ More detailed, comprehensive and up-to-date than the Census.
- ❑ Serves as a model for other GTA municipalities.



York Region Employment Surpasses Half a Million Jobs

- ❑ In 2010, there were an estimated 501,000 jobs in 28,000 businesses in York Region.
- ❑ Over the past year, total employment grew by 8,000 jobs, or 1.9%.
- ❑ Since 2001, the number of businesses in York Region has increased by 25%, or 5,400 firms.



Planning and Economic Development Committee
March 2, 2011

Slide 3

Employment Growth Outpaced National and Provincial Averages

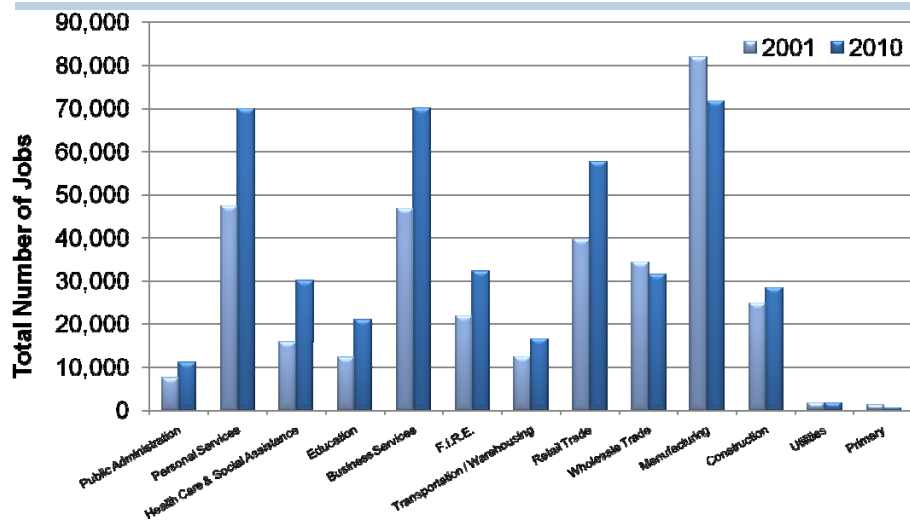
- ❑ 2008 to 2010 employment growth:
 - ❑ York Region: +2.1%
 - ❑ Ontario: -0.4%
 - ❑ Canada: -0.1%
- ❑ From 2001 to 2010, York Region employment grew 2.7% annually (+100,000 jobs), also outpacing Ontario and Canada.
- ❑ York Region's 2010 non-residential construction activity up by 50% compared to 2009.



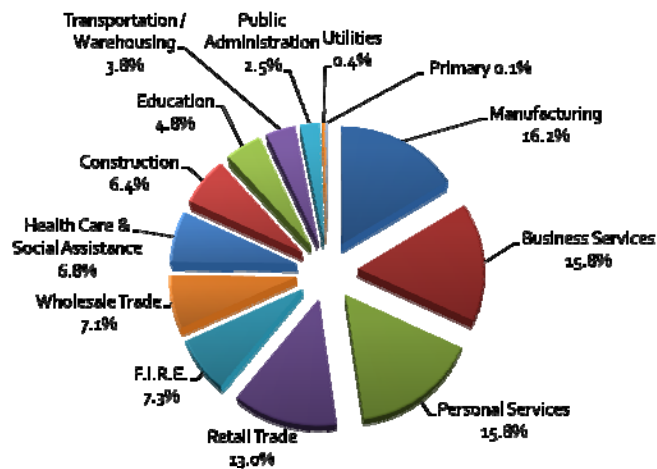
Planning and Economic Development Committee
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Slide 4

2001 to 2010 Employment Growth by Sector



A Diversifying Economy

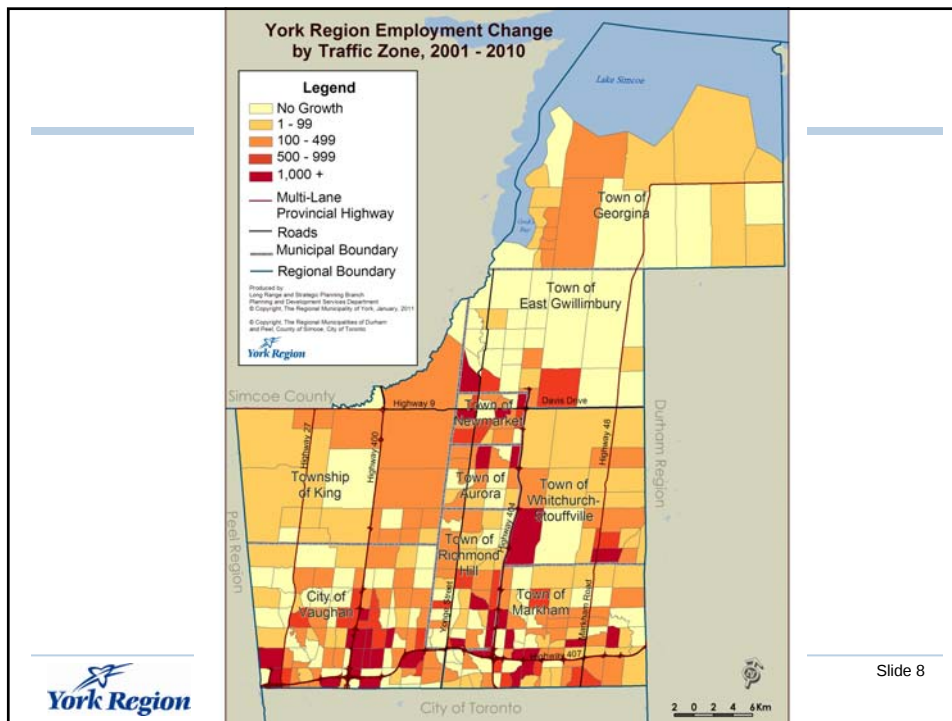


Large firms on the rise, small firms still dominate in York Region

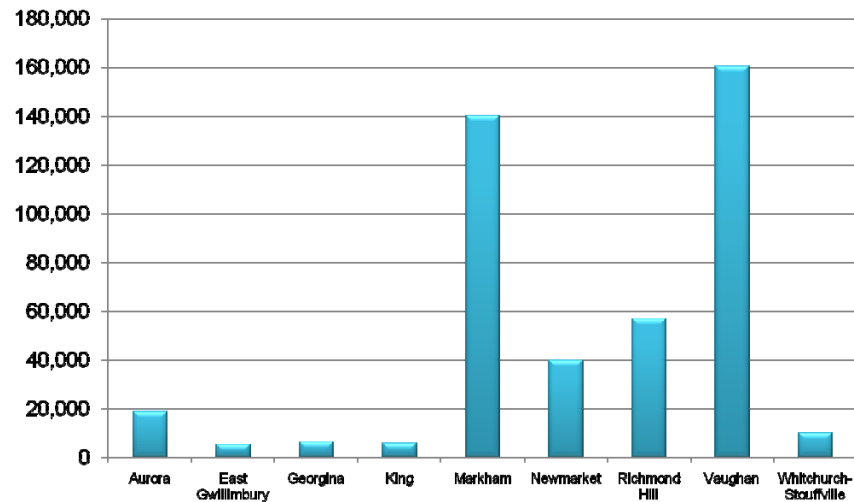
- Since 2001, the number of large firms (100 to 499 employees) has grown by 35% to 725 firms.

Business Size	2001	2010	2001	2010
Small (1-19 Employees)	18,401	22,827	84.7%	84.1%
Medium (20-99 Employees)	2,749	3,559	12.7%	13.1%
Large (100-499 Employees)	519	725	2.4%	2.7%
Very Large (500+ Employees)	48	45	0.2%	0.2%
Total	21,717	27,156	100%	100%

- Significant new firms in 2010: Honda head office in Markham, BMW head office in Richmond Hill.



York Region Employment by Municipality, 2010



Recommendation & Next Steps

- ❑ Employment and Industry 2010 be made available on www.york.ca.
- ❑ Next survey in the summer of 2011.
- ❑ Continue to work with local municipal partners.

York Region Employment and Industry Report 2010

Highlights

Employment and Industry Report Highlights

The York Region Employment and Industry Report 2010 includes national and provincial overviews, an outlook for the economy in 2011, a detailed summary of the 2010 York Region Employment Survey, and local municipal profiles.

National and Provincial Overview

(all time periods referenced are mid-year to mid-year, unless otherwise noted)

- Both national and provincial economies recovered jobs from 2009 to 2010, after experiencing declines between 2008 and 2009, brought on by the global economic downturn.
- National employment levels have nearly returned to 2008 levels, after declining 2.0% (-340,600 jobs) between 2008 and 2009, and subsequently recovering 1.9% (+330,300 jobs) from 2009 to 2010.
- National job gains from 2009 to 2010 were led by the following sectoral groupings: professional, scientific and technical services; health care and social assistance; and, construction.
- Ontario employment declined at a steeper rate than the national average from 2008 to 2009 (-3.0% or -202,100 jobs), but also posted a higher rate of rebound from 2009 to 2010 (+2.6%, or 172,600 jobs). As of 2010, Ontario has not fully recovered all jobs lost since 2008 (-0.4%, or -29,500 jobs).
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- National and provincial manufacturing employment levels began declining in 2004. This trend was exacerbated by the economic downturn (2008 to 2009), and continued to decline during what was otherwise a recovery period for the economy between 2009 to 2010.
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Outlook for 2011

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- Nationally, the economy recorded a stronger-than-expected recovery in 2010 (+2.9% GDP growth), after experiencing a decline of -2.5% in 2009.
- A moderated economic recovery is expected to continue over the next two years, with the Bank of Canada projecting national real GDP growth rates of 2.4% in 2011, and 2.8% in 2012.
- Ontario's Real GDP forecasts from the major banks show the Province closely following the national averages in 2011 & 2012 at approximately 2.5%.
- York Region's non-residential construction values for the year 2010 increased by over 50% compared to 2009, totalling over \$1 billion dollars. This building activity will provide local employment opportunities in the range of approximately 10,000 jobs upon completion, as well as jobs during the construction phase.

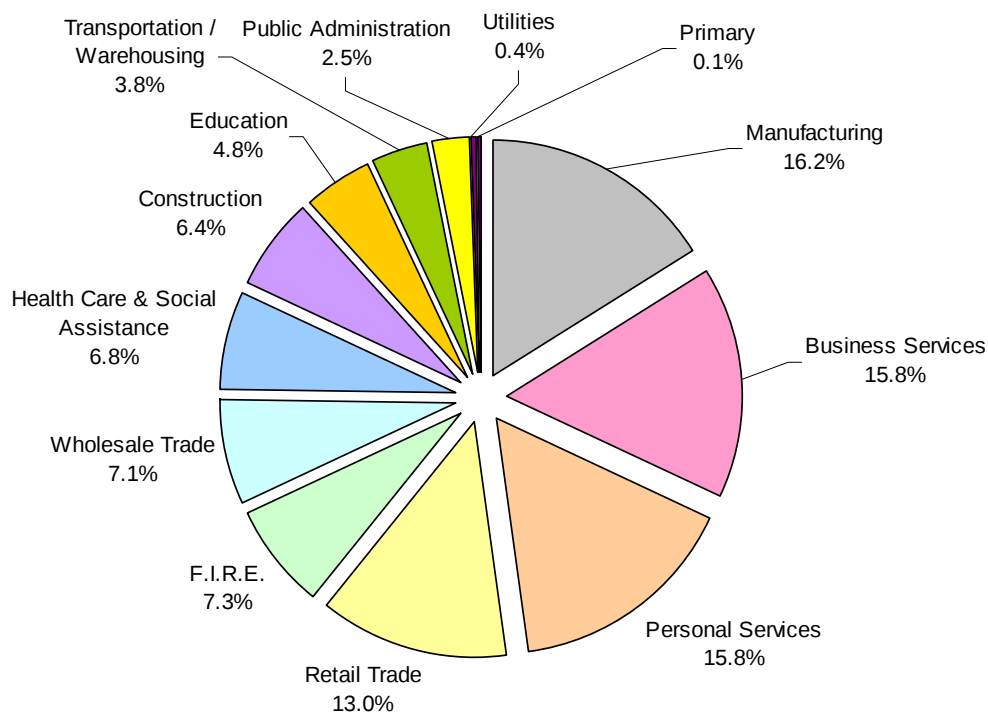
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- York Region's economy has added nearly 100,000 jobs since 2001, an average annual employment growth rate of 2.7%, which also outpaced national and provincial growth rates over the same period.
- Service oriented jobs (340,600) account for approximately 77% of the Regional surveyed job total, which is consistent with an urban environment.
- Since 2001, the service-oriented sectors of health care and social assistance, education, and business services all increased their employment totals by approximately 50% or more.
- The fastest growing industry sectors between 2009 and 2010 were among the services-producing sector: health care and social assistance; education; and, transportation and warehousing.
- Personal services and business services have grown to rival manufacturing as the largest sectoral groupings in York Region, each accounting for approximately 16% of total employment.
- Manufacturing's share of total employment has declined from 92,000 jobs in 2006 (22.3% share) to 72,300 jobs in 2010 (16.3% share).
- The distribution of 2010 employment by sector is graphically illustrated in Figure 1:

Figure 1
Employment by Industry Sector, 2010



Source: York Region Planning and Development Services Department, 2010.

Note: Totals may not add due to rounding.

Primary Sector consists of Agriculture, Forestry, Fishing & Hunting and Mining & Oil & Gas Extraction.

- Employment in York Region is predominantly comprised of full-time workers, at 75%. Approximately 20% of jobs are part-time and 5% are seasonal.
- The vast majority (84.1%) of firms in the Region have less than 20 employees, and the average business size is approximately 16 employees per business.
- The number of large firms (100+ employees) in York Region has grown significantly since 2001, with increases of over 200 firms (+35%), to a total of 770 firms.

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Introduction

The Employment and Industry Report 2010 provides an analysis of the information gathered in the 2010 York Region Employment Survey. This survey, which monitors the location, size, type, and characteristics of businesses in York Region, supports the Regional Official Plan's goal of Economic Vitality to "create a competitive and flexible economic environment that encourages investment and diversity of employment opportunities". Specifically, policy 4.1.9 states it is the policy of Council to "research and analyze the Region's economy, including conducting an annual comprehensive survey of York Region businesses in partnership with local municipalities".

The survey provides data for the York Region Business Directory, sectoral analyses, employment area profiles, and promotional activities. The information collected through the survey is also used as background data for various purposes, such as land use planning, forecasting, infrastructure planning and co-ordinating services. The York Region employment survey is made possible through a municipal partnership with all municipalities. This report contains profiles for all nine local municipalities.

An overview of the national and provincial economies, as well as an outlook for 2010, is also included in this report.

National and Provincial Employment Overview

Since the global economic downturn, which started in the fall of 2008, significant fluctuations in economic activity have occurred. While the most current data and forecasts were utilized in analysis as of the time of writing (January 2011), the changing nature of the economy should be kept in perspective for both the National and Provincial Employment Overview, as well as the Short Term Economic Outlook section.

The analysis in the national and provincial overviews is based on recently revised data (January 2011) from Statistics Canada's Labour Force Survey (3-month moving average, unadjusted for seasonality, ending in August). This data and time period are the most comparable to the York Region Employment Survey, and serves as a mid-year approximation. All time periods referenced in this section are mid-year to mid-year, unless otherwise noted.

National economy - from recession to rebound

Over the past year, the Canadian economy has begun to recover from the recession brought on in late 2008.

From 2009 to 2010, national employment levels bounced back, up 1.9% (+330,300 jobs). This is in comparison to the 2.0% decline experienced from 2008 to 2009 (-340,600 jobs). Hardest-hit over the 2008 to 2009 time period were goods-producing industries, specifically manufacturing which declined 11.4% (-230,400 jobs).

The recent recovery from 2009 to 2010 has been led by professional, scientific and technical services (+101,400 jobs, or 8.4%), health care and social assistance (+110,100 jobs, or 5.6%), and construction (+76,700 jobs, or 6.8%). Total national employment is still 0.1% below (-10,300 jobs) mid-year 2008 levels as of mid-year 2010.

Manufacturing employment has been declining nationally since 2004, and has lost nearly one-quarter (24.4%) of its base over that time. From mid-year 2004 to mid-year 2010, an average annual decrease of approximately 5% has translated into job losses of over half a million. The economic downturn served to accelerate the declining trend in that industry, which has continued during the recent recovery. Since 2009, manufacturing is no longer the single largest employment sector in Canada (10.3% share in 2010), eclipsed by health care and social assistance (11.9% share in 2010).

As of year-end 2010, national employment levels had yet to surpass the pre-recession peak of October 2008, when factoring in seasonal adjustments (-30,000 jobs, or -0.2%).

Provincial recovery continues

Ontario, like the national economy, has also begun to recover from the economic downturn experienced between 2008 and 2009.

Ontario was one of the hardest-hit provinces during the recession. Ontario's employment levels declined 3.0% from mid-year 2008 to mid-year 2009 (-202,100 jobs), one percentage point below the national average (Statistics Canada Labour Force Survey, 2011).

On the positive side, Ontario's subsequent growth recovery has been at a higher rate than the national average, rebounding 2.6% or 172,600 jobs between 2009 and 2010. But, due to the sharper decline from 2008 to 2009, employment levels as of mid-year 2010 still had not returned to the pre-recession levels of mid-year 2008 (down 0.4%, or -29,500 jobs, over that two-year period).

Significant sectoral gains at the provincial level from mid-year 2009 to mid-year 2010 were in professional, scientific and technical services (+45,400 jobs, or 8.8%), construction (+33,000 jobs, or 7.9%), business, building and other support services (+22,800 jobs, or 8.2%) and educational services (+30,100 jobs, or 7.4%).

Ontario has a greater concentration of manufacturing than the country as a whole, and manufacturing remains the largest single employment sector at the provincial level despite health care and social assistance continuing to make inroads. Manufacturing's share of the total provincial job market has declined from 17.6% in 2004 to 11.8% in 2010, over which time manufacturing jobs declined by 340,000 jobs, or 30%.

As of year-end 2010, provincial employment levels still remained short of the pre-recession peak of October 2008, when factoring in seasonal adjustments (-41,000 jobs, or -0.6%).

Short Term Economic Outlook

All time periods referenced are calendar years, unless otherwise noted.

After having rebounded strongly, the recovery in Canada has transitioned to a more moderate but sustainable pace. The global economy has also regained its balance, and the national economy is looking ahead to another year of recovery in 2011.

The economic recession seen in late 2008 and 2009 is behind us, as 2010 year-end GDP is estimated to have rebounded strongly to approximately 2.9%, after a decline of 2.5% in 2009 (see Table 1).

Globally, the economic recovery is proceeding at a faster pace than previously anticipated although risks remain elevated. Canada's economy is now broadly recovering, with a period

of more modest growth anticipated. Real GDP is forecast to grow by 2.4% in 2011 and 2.8% in 2012 (see Table 1). The Canadian economy is expected to return to full capacity by the end of 2012 (Bank of Canada, January 2011).

Table 1
Bank of Canada Real GDP Growth Forecast (Annual Percent Change)

2009	2010	2011	2012
-2.5	2.9	2.4	2.8

Source: Bank of Canada Monetary Policy Report, January 2011

Ontario's economy in 2010 is estimated to have performed quite well coming out of the recession, outpacing the national average at approximately 3%. Ontario's Real GDP Growth in 2011 and 2012 is expected to follow slightly behind the national average, around 2.5% growth per year.

Locally, short term hiring intentions among York Region businesses appear to have changed slightly in a positive direction over the previous year (see Table 2). While more than half of firms still do not expect to hire in the short-term, there was a decrease in the number of firms uncertain of their hiring intentions (29.9%), and an increase in the number of firms expecting to hire (14.3%). York Region businesses appear to be approaching recovery with caution.

Table 2
York Region Business Hiring Intentions, 2009 and 2010

"Are You Hiring Within the Next Three Months?"	2009	2010
Yes	13.0%	14.3%
No	52.2%	55.8%
Unsure	34.8%	29.9%
Total	100.0%	100.0%

Source: York Region Planning and Development Services Department, 2010.

Going forward into 2011, the business outlook for York Region appears positioned for continued recovery from the economic downturn of 2008 to 2009. A number of projects are currently under construction across the Region, with industrial, commercial and institutional (ICI) building permit values for the year 2010 totalling \$1.2 billion, up over 50% compared to 2009 (\$735 million). This building activity will provide local employment opportunities in the range of 10,000 jobs upon completion, as well as jobs during the construction phase.

York Region Employment Analysis

This following section is based on business information collected in the York Region Employment Survey, which was conducted between May and August 2010. The primary method of data collection was door-to-door interviews, with supplemental information obtained through e-mail, phone, and fax submissions. All time periods referenced are mid-year to mid-year, unless otherwise noted.

York Region employment levels on the rise again

After weathering last year's economic storm by avoiding overall net job losses, York Region's economy continued to rebound by posting a gain of 8,000 jobs, or 1.9% from 2009 to 2010.

From 2008 to 2009, employment growth in York Region was restrained due to the effects of the global economic climate. While Canada, Ontario, and the Greater Toronto Area (GTA) posted employment declines from 2008 to 2009, York Region was successful in posting a moderate gain of approximately 1,000 jobs, or 0.2% growth.

From 2009 to 2010, the national, provincial, and GTA economies began to recover the jobs lost in the previous year, while York Region's economy continued to gain. Over a two-year period, York Region outperformed Canada, Ontario, and the GTA in terms of job growth, at 2.1% (see Table 3).

Table 3
Comparison of Employment Growth, 2008 to 2010

	Canada	Ontario	GTA*	York Region
2008 to 2010	-0.1%	-0.4%	2.0%	2.1%

Sources: Canada, Ontario, & GTA figures represent labour force, based on Statistics Canada's Labour Force Survey, 3-month moving average, unadjusted for seasonality, ending in August (revised January 2011).

York Region figures represent employment at businesses surveyed, from the York Region Employment Survey. Farm and home-based businesses are not included.

* GTA Approximated by the Toronto Economic Region

Between 2001 and 2010, York Region employment grew by nearly 100,000 jobs, an average annual rate of 2.7%. This growth rate has outpaced both the national, provincial, and GTA growth rates over the past nine years (see Table 4).

Table 4
Comparison of Average Annual Employment Growth, 2001 to 2010

	Canada	Ontario	GTA*	York Region
Goods-Producing	-0.1%	-1.3%	-2.0%	-0.8%
Services-Producing	2.0%	2.0%	2.5%	4.0%
2008 to 2010	1.5%	1.2%	1.5%	2.7%

Sources: Canada, Ontario, & GTA figures represent labour force, based on Statistics Canada's Labour Force Survey, 3-month moving average, unadjusted for seasonality, ending in August (revised January 2011).

York Region figures represent employment at businesses surveyed, from the York Region Employment Survey. Farm and home-based businesses are not included.

* Approximated by the Toronto Economic Region

York Region employment surpasses half a million jobs

The 2009 to 2010 job gain of 8,000 puts the Regional employment total above the half-million job mark for the first time, at approximately 501,000. Table 5 below outlines how the total employment estimate was derived based on the York Region Employment Survey.

Table 5
York Region Total Employment Estimate, 2010

	Businesses	Jobs
Employment Survey - Contacted Firms	25,700	443,300
Employment Survey - No Contact*	1,500	13,500
Agricultural Estimate**	900	2,300
Work at Home Estimate***	-	41,900
York Region Total Employment Estimate, 2010	28,000	501,000

Source: York Region Planning and Development Services Department, 2011.

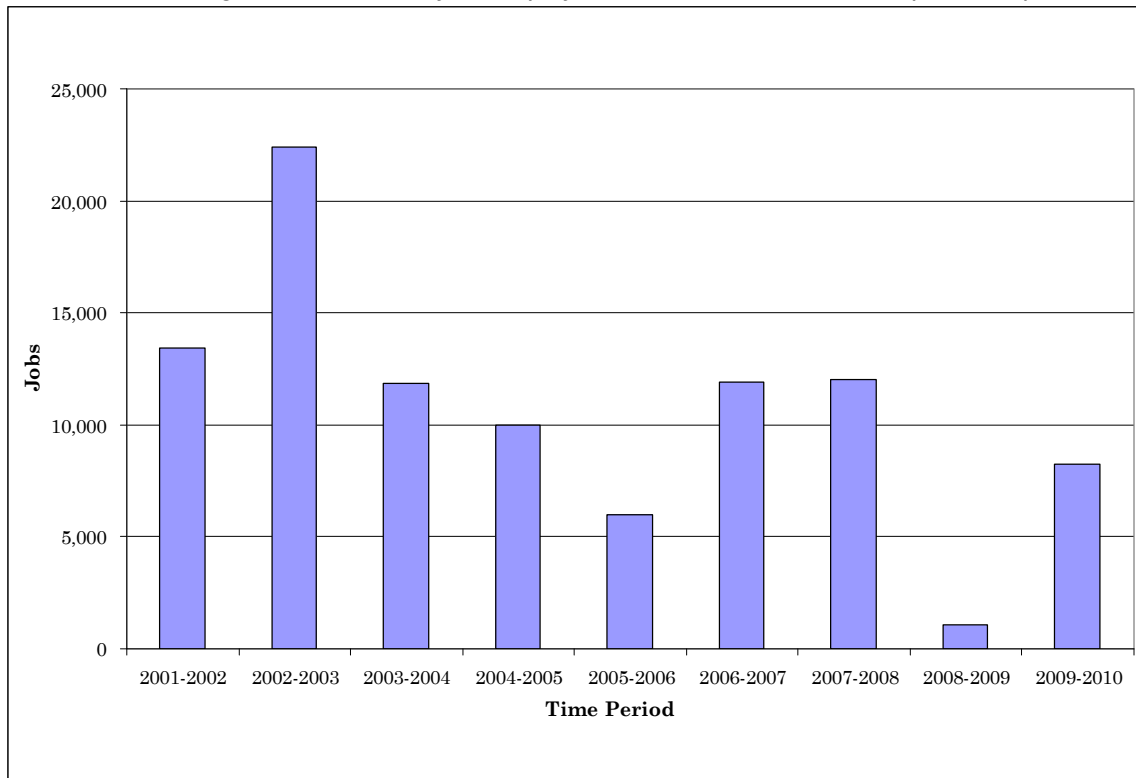
* Employment for businesses where accurate employment totals were not collected through the Employment Survey have been estimated based on an employees per business factor.

** Agricultural businesses and employment are based on the 2006 Census Place of Work employment, and the 2006 Census of Agriculture.

*** Work at Home is calculated based on 2006 Census Work at Home share of total employment.

Figure 2 below illustrates changes in survey employment totals in York Region, from 2001 to 2010.

Figure 2
York Region Annual Surveyed Employment Growth, 2001 to 2010 (Mid-Year)



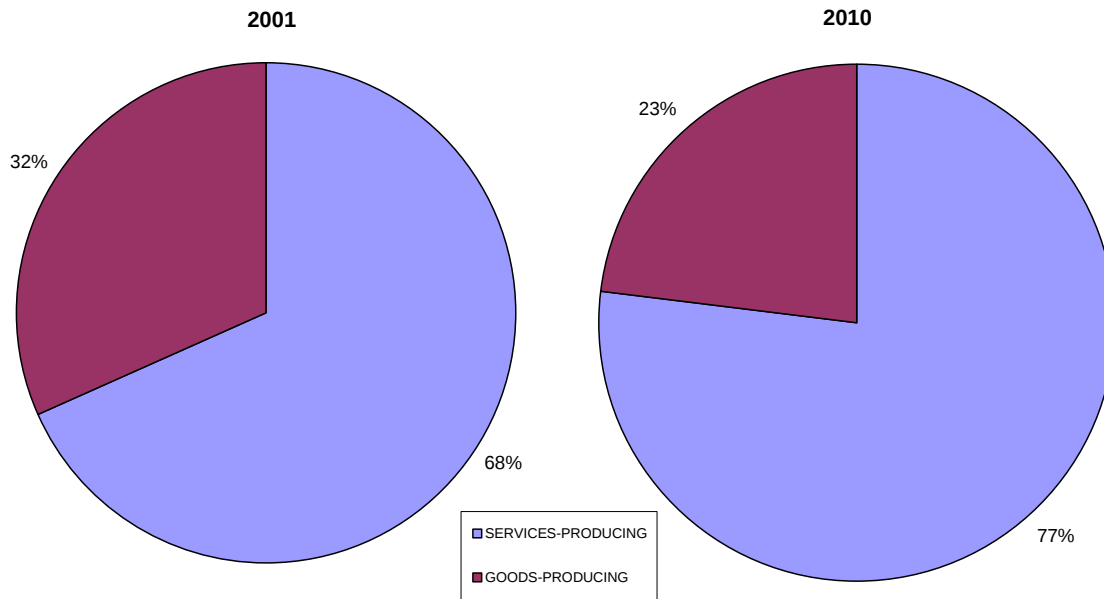
Source: York Region Planning and Development Services Department, 2010.

Note: Figures represent employment at businesses surveyed. Farm and home-based employment are not included.

A service oriented employment base in York Region

Service oriented jobs account for approximately 77% of total employment in York Region, an increase from 68% in 2001 (see Figure 3). York's increasingly high proportion of service oriented employment is consistent with a traditional urban setting, and may be attributed to the existence of a highly skilled workforce able to respond to complex business needs. Moreover, advances in technology and productivity increases have led to fewer employees per business in the goods-producing sectors.

Figures 3a and 3b
Goods vs. Services Producing Sectors, York Region, 2001 and 2010



Source: York Region Planning & Development Services Department, 2010.

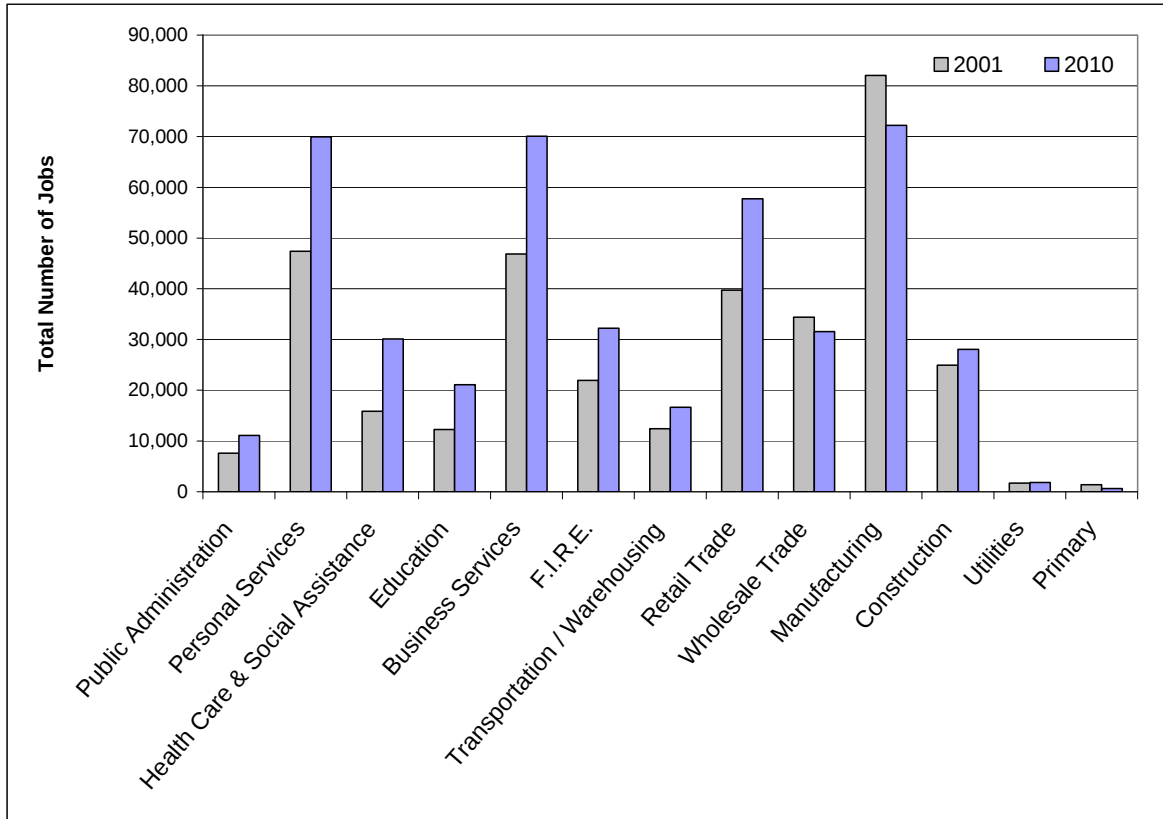
Note: Figures represent employment at businesses surveyed. Farm and home-based employment are not included.

Services-Producing Sectors: Public Administration, Personal Services, Health Care and Social Assistance, Education, Business Services, F.I.R.E., Transportation and Warehousing, Retail Trade, Wholesale Trade.

Goods-Producing Sectors: Manufacturing, Construction, Utilities and Primary.

Since 2001, strong employment growth has been evident in a number of services producing sectors (see Figure 4). Health care and social assistance, education, and business services have all increased their employment totals by 50% or more over the last nine years.

Figure 4
Distribution of Employment by Industry, York Region, 2001 and 2010



Source: York Region Planning & Development Services Department, 2010.

Note: Figures represent employment at businesses surveyed. Farm and home-based employment are not included.

F.I.R.E.: Finance, insurance, real estate & leasing.

Business Services: Professional, Scientific & Technical Services and Management, Administration and Other Support Services.

Personal Services: Information, Culture & Recreation; Accommodation & Food Services; and Other Services.

Two of the three fastest-growing services-producing industries between 2009 and 2010 were also in the top three for the 2001 to 2010 period. Health care and social assistance (+10%) and education (+8%) were the two fastest growing sectors over the past year, while transportation and warehousing (+7%), a typical employment land sector, was third.

Business and personal services rival manufacturing as top industry sector

Business services and personal services have grown to rival manufacturing as the largest sectoral groupings in York Region, each accounting for approximately 16% of total employment.

Personal services has grown from a 13.6% share in 2001 to a 15.8% share in 2010. Personal services is comprised of: information and cultural industries; arts, entertainment and recreation; accommodation and food services; and, other services (except public administration). Within personal services, accommodation and food services has the largest share of jobs (42%), while arts, entertainment and recreation has been the fastest growing from 2001 to 2010 (averaging a 9.8% increase per year).

Business Services has grown from a 13.4% share in 2001 to a 15.8% share in 2010. Business services is comprised of: professional, scientific and technical services; management of companies and enterprises; and, administrative and support, waste management and remediation services. Within business services, professional, scientific and technical services has the largest share of jobs (54.7%), while management of companies and enterprises has been the fastest growing from 2001 to 2010 (averaging an 18.3% increase per year).

A third services-producing sector, retail trade, is the only other sector with a double-digit share of the Regional job total, at 13.0% (up from 11.4% in 2001). When retail trade is combined with manufacturing, personal services and business services, these four sectoral groupings account for well over half of the Regional employment total, at 60.9%.

As of 2010, manufacturing remains the largest employment sector in York Region accounting for 16.3% of total employment (72,300 jobs). In 2001, manufacturing accounted for nearly one-quarter of the Regional economy, with a 24% share (82,000 jobs). This decrease of nearly 10,000 jobs is equivalent to an average annual rate of decline of -1.5%. This regional rate of decline compares to national, provincial, and GTA rates of -2.2%, -2.8% and -3.2% respectively, for the same time period. Looking further into the 2001 to 2010 manufacturing trend in York Region, there has been an increase and subsequent decline in employment levels, with the sector having peaked in 2006 at over 92,000 jobs.

Between 2008 and 2009, the decline in manufacturing employment in York Region was magnified by the recession, as jobs were down approximately 8,800 (-10.5%). While the economy as a whole recovered from 2009 to 2010, manufacturing has continued to decline, albeit at a lesser rate of -3.7% (or 2,800 jobs). While these declines are not insignificant, York Region's manufacturing sector has nonetheless fared well relative to Canada, Ontario, and the GTA, considering the sector makes up a larger percentage of York's total employment.

Changes in employment levels within manufacturing sub-sectors since 2001 were observed in furniture and related products (-4,800 jobs), transportation equipment (-3,900 jobs), and plastics & rubber (-1,900 jobs). Most job losses were the result of existing manufacturers downsizing and the closure of a relatively small number of businesses in the sector.

York Region staff will continue to monitor manufacturing employment trends, and will also be launching an Innovation in Manufacturing program in 2011 with funding from the Ministry of Training, Colleges and Universities to support York Region's substantial manufacturing sector.

A full account of employment and businesses by industry comparing 2001, 2009 and 2010 can be seen in Tables 6 and 7.

Table 6
York Region Employment Change by Industry, 2001, 2009 and 2010

Industry Sector	# of Jobs in 2001	# of Jobs in 2009	# of Jobs in 2010	Avg Annual % Change 2001-2010	% Change 2009-2010
Public Administration	7,603	10,434	11,109	4.3%	6.5%
Personal Services	47,444	69,371	69,966	4.4%	0.9%
Health Care & Social Assistance	15,860	27,370	30,142	7.4%	10.1%
Education	12,280	19,529	21,109	6.2%	8.1%
Business Services	46,915	68,800	70,077	4.6%	1.9%
Finance, Insurance, Real Estate & Leasing	21,971	31,418	32,257	4.4%	2.7%
Transportation & Warehousing	12,443	15,520	16,663	3.3%	7.4%
Retail Trade	39,749	57,600	57,733	4.2%	0.2%
Wholesale Trade	34,439	30,231	31,552	-1.0%	4.4%
SERVICES-PRODUCING SUBTOTAL	238,703	330,273	340,608	4.0%	3.1%
Manufacturing	82,130	75,153	71,809	-1.5%	-4.4%
Construction	24,967	27,483	28,437	1.5%	3.5%
Utilities	1,702	1,563	1,797	0.6%	15.0%
Primary	1,385	574	623	-8.5%	8.5%
GOODS-PRODUCING SUBTOTAL	110,183	104,772	102,666	-0.8%	-2.0%
TOTAL ALL INDUSTRIES	348,886	435,045	443,274	2.7%	1.9%

Source: York Region Planning and Development Services, 2010.

Notes: Figures represent employment at businesses surveyed. Farm and home-based employment are not included.

Jobs with an unclassified business activity have been redistributed based on the distribution of known industries.

Table 7
Change in Businesses in York Region by Industry, 2001 and 2010

Industry Sector	# of Businesses in 2001	# of Businesses in 2009	# of Businesses in 2010	Avg Annual % Change 2001-2010	% Change 2009-2010
Public Administration	123	190	194	5.2%	2.6%
Personal Services	4,680	6,216	6,294	3.4%	1.8%
Health Care & Social Assistance	1,245	2,150	2,237	6.8%	4.6%
Education	560	928	989	6.6%	7.2%
Business Services	2,667	3,645	3,592	3.4%	-0.9%
Finance, Insurance, Real Estate & Leasing	1,321	1,695	1,682	2.8%	-0.2%
Transportation & Warehousing	383	415	427	1.2%	3.4%
Retail Trade	4,244	5,279	5,235	2.4%	-0.3%
Wholesale Trade	2,298	2,223	2,270	-0.1%	2.7%
SERVICES-PRODUCING	17,521	22,741	22,920	3.1%	1.3%
Manufacturing	2,871	2,816	2,751	-0.4%	-1.8%
Construction	1,250	1,374	1,393	1.3%	1.9%
Utilities	27	39	48	6.6%	23.1%
Primary	48	47	44	-1.0%	-6.4%
GOODS-PRODUCING	4,195	4,277	4,236	0.1%	-0.4%
TOTAL ALL INDUSTRIES	21,717	27,018	27,156	2.5%	0.5%

Source: York Region Planning and Development Services, 2010.

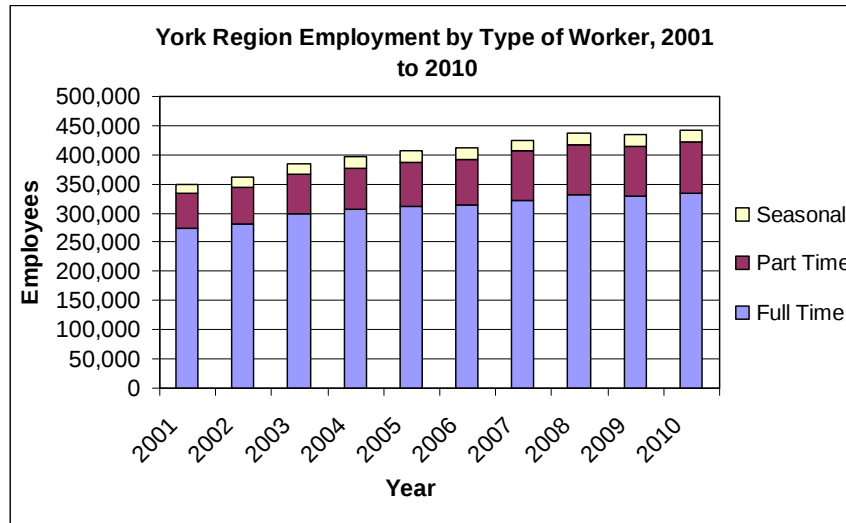
Notes: Figures represent businesses surveyed. Farm and home-based businesses are not included.

Businesses with unclassified business activity have been redistributed based on the distribution of known industries.

Employment in York Region is predominantly full-time

Employment in York Region is predominantly comprised of full-time workers. According to the 2010 York Region Employment Survey, approximately three-quarters of employment was full-time. In contrast, approximately 20% of employment was comprised of part-time workers, and approximately 5% was seasonal.

Figure 5
Employment by Type of Worker, York Region, 2001 to 2010



Source: York Region Planning and Development Services Department, 2010.
Note: Figures represent employment at businesses surveyed. Farm and home-based employment are not included.

Since 2001, the full-time employment share has declined slightly from 78.6% to 75.3%. Meanwhile, the part-time employment share increased from the 16.9% in 2001 to 19.8% in 2010, while seasonal employment changed slightly from 4.4% in 2001 to 4.9% in 2010 (see Figure 5). It is important to note that although shares have changed amongst categories, all three types have seen healthy job increases since 2001.

Sustained strength in full-time employment continues to bode well for York Region, since these positions normally provide increased stability, income, and opportunities for growth. Meanwhile, growth in part-time employment is likely being driven by the strong population growth in York Region, which increases demand for service-producing industries such as retail trade.

Small businesses most prevalent in York Region

The vast majority (84.1%) of firms in the Region employ less than 20 employees, a relatively unchanged percentage from 2001 (84.7%), as seen in Table 8. This prevalence of small firms emphasises the importance of the small business entrepreneur in the Regional economy.

Table 8
Businesses by Size, York Region, 2001, 2009 and 2010

Business Size	2001	2009	2010
Small (1-19 Employees)	18,401	22,831	22,827
Medium (20-99 Employees)	2,749	3,435	3,559
Large (100-499 Employees)	519	702	725
Very Large (500+ Employees)	48	51	45
Total	21,717	27,019	27,156

Source: York Region Planning and Development Services Department, 2010.

Note: Figures represent businesses surveyed. Farm and home-based employment are not included.

The number of firms in York Region employing more than one-hundred people has grown significantly since 2001, with an increase of over 35% (200+ firms). The 100-499 category is the fastest growing of the four categories, while the 500+ category remained relatively stable from 2001 to 2010, despite seeing several firms which were slightly over 500 employees downsize to bring them into the large category over the last year. Overall, this strong growth reflects both the successful expansion of existing firms, and the overall attractiveness of York Region as a place to do business. Table 9 provides a listing of the top private sector employers in York Region for 2010, while Table 10 provides a list of the largest new businesses in 2010.

The average employee size per business in York Region remained relatively stable between 2001 and 2010 at approximately 16 employees. Goods-producing industries have a higher number of employees per business (24) than services-producing industries (15). Between 2001 and 2010, the goods-producing average declined by nearly 2 employees per business, while the services-producing average increased by approximately 1 employee per business.

Table 9
Top Private Sector Employers in York Region, 2010

Name	Employment	Location	Industry Description
IBM Canada Inc.*	8,600	Markham	Computer Systems Design and Related Services
Magna International Inc.*	6,800	York Region	Manufacturer of Automotive Components and Systems
Canada's Wonderland**	3,600	Vaughan	Amusement and Theme Parks
AMEX Canada Ltd.*	3,400	Markham	Management Consulting Services
United Parcel Service Canada Ltd.	2,200	Vaughan	Couriers
AMD Technologies*	1,800	Markham	Computer and Peripheral Equipment Manufacturing
TD Waterhouse Inc.	1,700	Markham	Banking
The Miller Group*	1,500	Markham	Road Construction Engineering Services, Paving & Manufacture Asphalt
Multimatic*	1,400	York Region	Manufacturer of Automotive Components and Systems
Canadian National Railways	1,400	Vaughan	Rail Transportation
CGI Information Systems *	1,300	Markham	Independent Adjusters for Insurance Claims
State Farm Insurance - Head Office	1,300	Aurora	Management of Companies and Enterprises
Royal Group Inc.*	1,100	Vaughan	Manufacturer of Home Improvement, Consumer & Construction Products
Allied International Credit	1,100	Newmarket	Collection Agencies
Nova Services Group Inc.	1,000	Vaughan	Janitorial Services
Ganz*	1,000	Vaughan	All Other Wholesaler-Distributors
Toshiba Canada Ltd.	800	Markham	Computer and Peripheral Equipment Manufacturing
Sears Canada National Service Centre	800	Vaughan	Warehouse Distribution and Transportation Maintenance
Allstate Insurance	800	Markham	Insurance Agencies and Brokerages
MMM Group	700	Markham	Engineering Services
The Linkage Group Inc.	700	Markham	Advertising Material Distribution Services
Bondfield Construction	700	Vaughan	Commercial and Institutional Building Construction
Quad Graphics (formerly Worldcolor)*	600	Aurora, Richmond Hill, Vaughan	Printing
Canadian Automobile Association	600	Markham	Other Support Activities for Transportation
Apotex	600	Richmond Hill	Pharmaceutical and Medicine Manufacturing
AC Nielsen Canada	600	Markham	Marketing Research and Public Opinion Polling
Homelife Bayview Realty Inc.	600	Markham	Offices of Real Estate Agents and Brokers
The Vision Group of Companies*	600	Vaughan, Richmond Hill	Manufacturer of Home Improvement, Consumer & Construction Products
Con Drain Co. (1983) Ltd.	600	Vaughan	Water and Sewer Line and Related Structures Construction
Teva Canada Ltd.*	600	Markham, Whitchurch-Stouffville	Pharmaceutical and Medicine Manufacturing
Acklands Grainger	500	Richmond Hill	Distributor of Industrial, Fleet and Safety Products
The Toronto Star Press Centre	500	Vaughan	Internet Publishing and Broadcasting
Toromont Industries Ltd.	500	Vaughan	Construction and Forestry Machinery Wholesaler-Distributors
Walmart	500	Richmond Hill	Retail Department Stores
Flextronics Global Services	500	Newmarket	Electronic and Precision Equipment Repair and Maintenance
Giesecke & Devrient Security Card Systems	500	Markham	Security Systems Services
Clintar Groundskeeping Services**	500	Markham	Landscaping Services
Ceridian	500	Markham	Accounting, Tax Preparation, Bookkeeping and Payroll Services

Source: York Region Planning and Development Services Department, 2010.

Notes: Table represents private sector employers with 500 or more employees working in York Region. Excludes Municipalities, Universities, Schools, and Hospitals.

*Total includes multiple locations and/or subsidiary companies located in York Region.

**Includes seasonal employees.

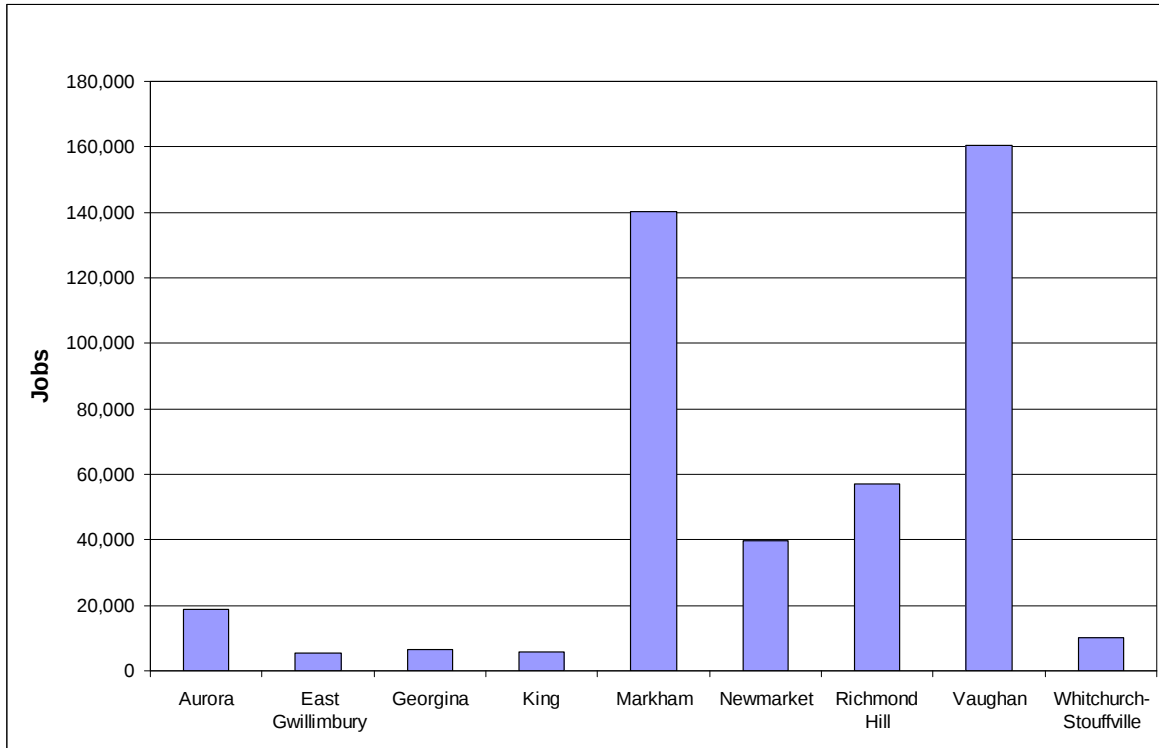
Table 10
Top New Private Sector Employers in York Region, 2010

Name	Employment	Location	Industry Description
Honda Canada (Head Office)	490	Markham	New and Used Automobile and Light-Duty Truck Wholesaler-Distributors
Longo's	210	Aurora	Supermarkets and Other Grocery (except Convenience) Stores
BMW Group Canada (Head Office)	195	Richmond Hill	New and Used Automobile and Light-Duty Truck Wholesaler-Distributors
Longo's	180	Vaughan	Supermarkets and Other Grocery (except Convenience) Stores
HD Supply Inc.	175	Vaughan	Electrical Wiring and Construction Supplies Wholesaler-Distributors
Home Depot	165	Markham	Home Centres
Walmart Supercenter	160	Georgina	Department Stores
Broadcom Corporation	125	Markham	Satellite Telecommunications
Delta Markham	115	Markham	Hotels (except Casino Hotels) and Motels
Rona	100	Aurora	Home Centres

Source: York Region Planning and Development Services Department, 2010.

Figure 6 shows the distribution of York Region's surveyed employment by municipality. Markham and Vaughan account for 68% of the Region's employment.

Figure 6
York Region Distribution of Employment by Municipality, 2010



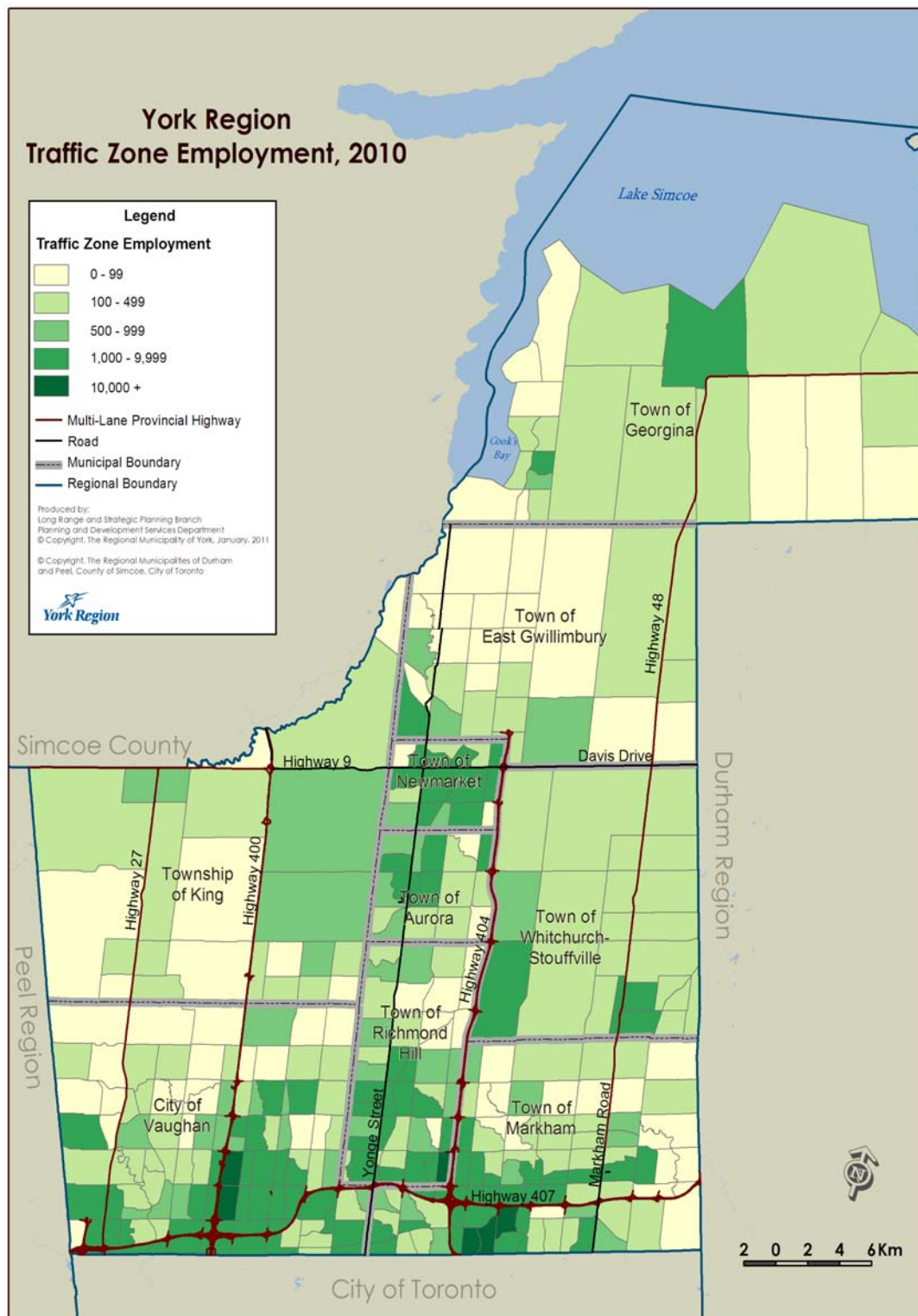
Source: York Region Planning and Development Services Department, 2010.

Note: Figures represent employment at businesses surveyed. Farm and home-based employment are not included.

Geographic representation of York Region employment and businesses

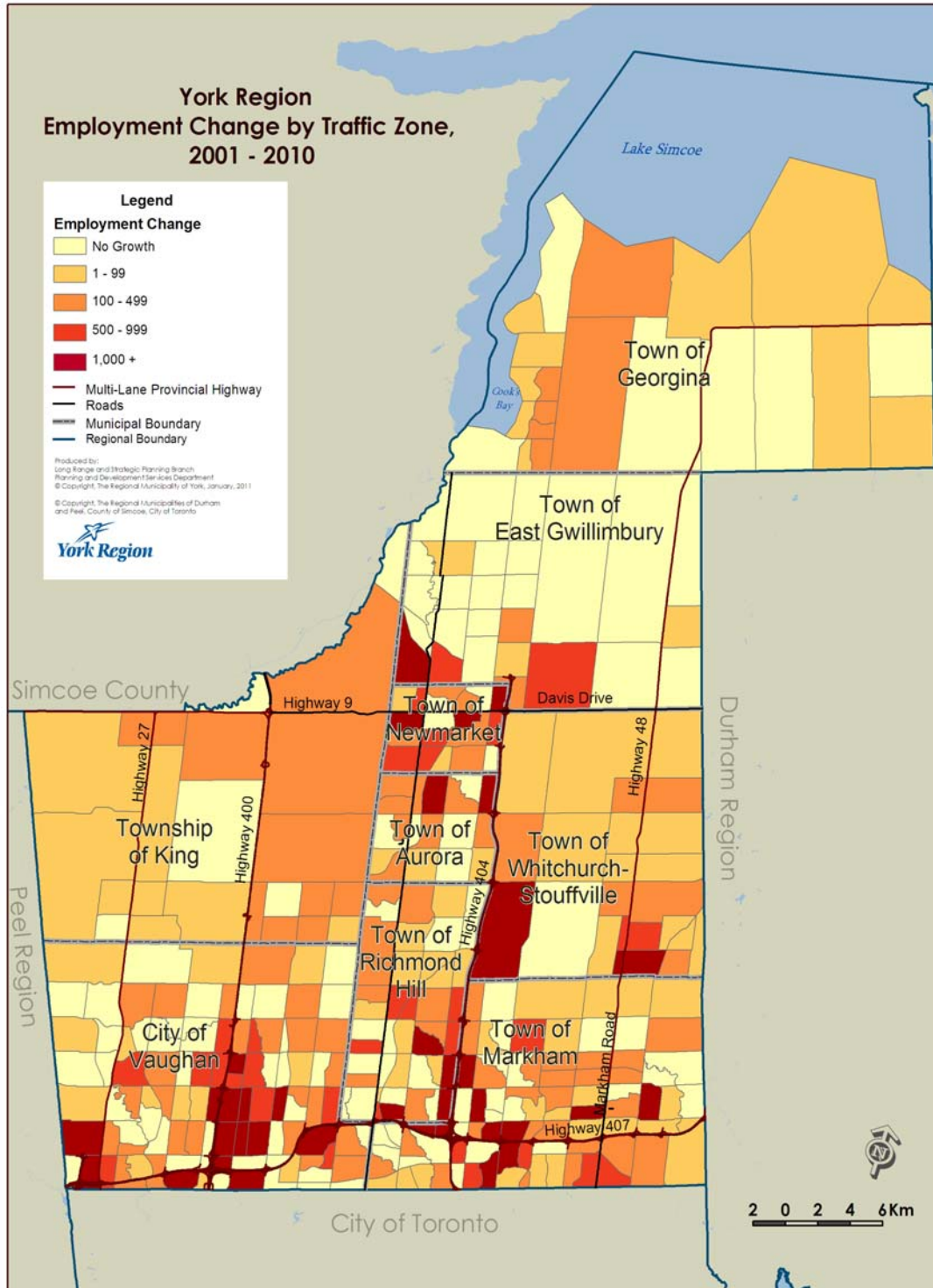
For land use planning purposes, York Region is divided into 355 traffic zones. Figure 7 below depicts employment levels by traffic zone, while Figure 8 represents changes in employment by traffic zone from 2001 to 2010.

Figure 7
York Region Employment Levels by Traffic Zone, 2010



Source: York Region Planning and Development Services Department, 2010.

Figure 8
York Region Employment Change by Traffic Zone, 2001 to 2010



Source: York Region Planning and Development Services Department, 2010.

Exporting activities concentrated in several key sectors

Surveyed firms are asked if they are directly involved in exporting. Three sectors reporting significant involvement in exporting are: manufacturing (40%), wholesale trade (26%) and business services (14%).

Historically, approximately 1/3 of all Regional GDP is the result of exporting activity. This indicates that many of the larger Regional producers are involved in exporting activity. It should further be noted that this survey does not take into account components that are manufactured locally and then shipped to another supplier further down the supply chain and assembled before being exported as a finished product.

Conclusions

This report analyses Regional employment growth and the economy, and provides national and provincial economic overviews, as well as a short-term economic outlook.

Canada and Ontario recovering from recent recession

In terms of employment growth, the national and provincial economies are forecast to continue a moderate recovery through 2011, after experiencing declines from 2008 to 2009, and a strong bounce-back from 2009 to 2010. As of mid-year 2010, national and provincial employment growth have recovered the majority of jobs lost since mid-year 2008.

Manufacturing has continued to decline both nationally and provincially, while two of the fastest growing sectors in Canada and Ontario are professional, scientific and technical services, and construction.

York Region employment levels grow to a half-million jobs in 2010 after withstanding economic downturn in 2009

It is estimated that there are approximately 28,000 businesses employing 501,000 people in York Region in 2010 (including both farm and home-based businesses). Surveyed employment increased 8,000 jobs or 1.9% from mid-year 2009 to mid-year 2010, compared to 1,000 jobs and a 0.1% increase from 2008 to 2009 during the difficult recessionary period. York Region fared well in posting a moderate net gain in jobs from 2008 to 2009 while the national, provincial and GTA economies experienced job declines. Employment growth in York Region has also consistently exceeded both national and provincial averages over the past nine years.

Services-producing sectors spur job growth and challenge manufacturing for largest Regional employment sector

Since the York Region Employment Survey began, there has been a progressive shift towards service-producing jobs, which now account for 77% of total employment. The fastest-growing sectoral groupings between 2001 and 2010 were: health care & social assistance, education, and business services. From 2009 to 2010, health care & social assistance, and education were again top gainers, along with transportation and warehousing.

Manufacturing job losses have been well documented at the national and provincial level, and York Region has not been immune to this larger trend. While the scale of job losses has not been as severe, manufacturing employment levels have been on the decline since 2006.

The services-producing sectors of business services and personal services now rival manufacturing with approximately 16% of Regional employment. York Region is launching an Innovation in Manufacturing program in 2011, with funds from the Ministry of Training, Colleges, and Universities, to support York Region's substantial manufacturing sector.

Large businesses on the rise, but small firms still dominate in York Region

York Region has been successful at attracting a number of large businesses over the past decade. The number of businesses employing more than 100 people has increased by over 200 firms (+35%) since 2001, to a total of 770 firms. This increase reflects York Region's ability to attract high quality employers as a preferred business location in the GTA.

Emphasizing the importance of the small business entrepreneur to the Regional economy, an overwhelming majority of 84% of firms employ 20 or less people, while the overall average business size is approximately 16 employees per establishment.

The York Region Employment Survey, upon which the Employment and Industry Report 2010 is based, is one of only a few surveys of its kind in all of Ontario. The information gathered through the survey is used to better understand the Regional economy, to forecast employment trends, as well as to monitor economic development goals.

LOCAL MUNICIPAL PROFILES

Aurora

Aurora Highlights:

- Population in 2010: 54,300 *
- Jobs in survey area in 2010: 18,705**
- Businesses in survey area in 2010: 1,090
- Share of Total Regional Employment: 4%
- 2009-2010 Employment growth: 4.4%
- 2009-2010 Business growth: 2.3%
- 2001-2010 Average annual employment growth: 4.8%
- 2001-2010 Average annual business growth: 2.3%
- Largest employment sector in 2010: Personal Services, 18.2%
- Fastest-growing employment sector 2009-2010: Wholesale Trade, 21.0%
- Fastest-growing employment sector 2001-2010: Personal Services, 8.5% (avg. annual)

*Source: York Region Planning and Development Services Department, Mid-Year 2010.

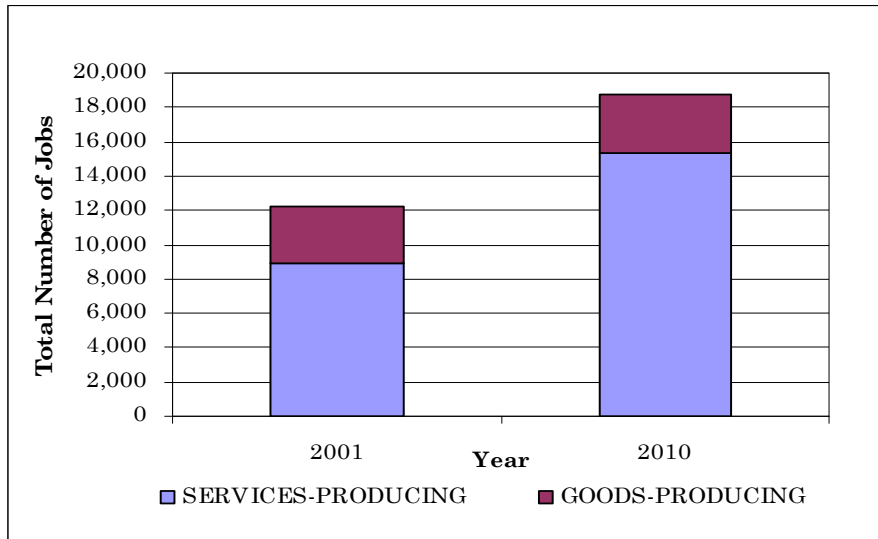
** Figures represent employment at businesses surveyed. Farm and home-based employment are not included.

Note: Data based on surveyed employment from the 2001 and 2010 York Region Employment Surveys.

Employment Overview

Aurora's estimated 12,200 jobs in 2001 have grown to an estimated 18,700 jobs in 2010. This represents an increase of approximately 6,500 jobs or 53.3% during the nine year span.

Figure 9
Distribution of Goods Producing vs. Services Producing Sectors, Aurora, 2001 and 2010



Source: York Region Planning & Development Services Department, 2010.

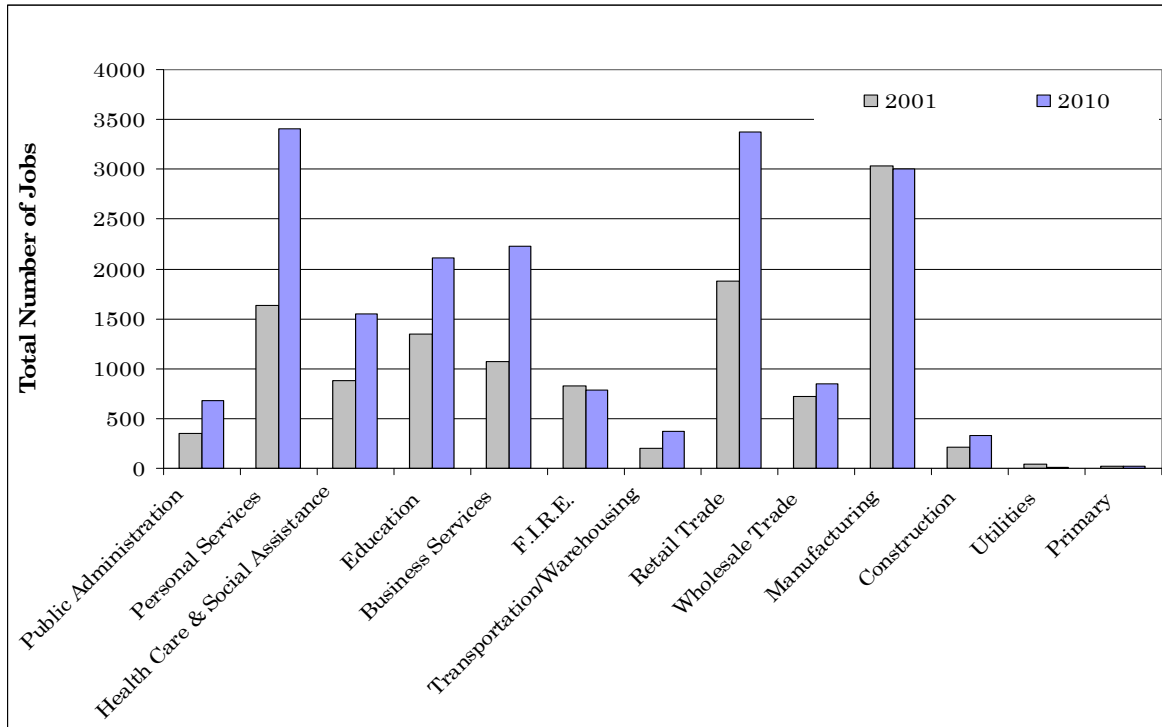
Notes: Figures represent employment at businesses surveyed. Farm and home-based employment are not included.

Services-Producing Sectors: Public Administration, Personal Services, Health Care and Social Assistance, Education, Business Services, F.I.R.E., Transportation and Warehousing, Retail Trade, Wholesale Trade.

Goods-Producing Sectors: Manufacturing, Construction, Utilities and Primary.

- The Services-Producing sectors account for 82.1% of all Aurora's employment and 88.4% of all businesses in 2010 (see figure 9).

Figure 10
Distribution of Employment by Industry, Aurora, 2001 and 2010



Source: York Region Planning & Development Services Department, 2010.

Notes: Figures represent employment at businesses surveyed. Farm and home-based employment are not included.

F.I.R.E.: Finance, insurance, real estate & leasing.

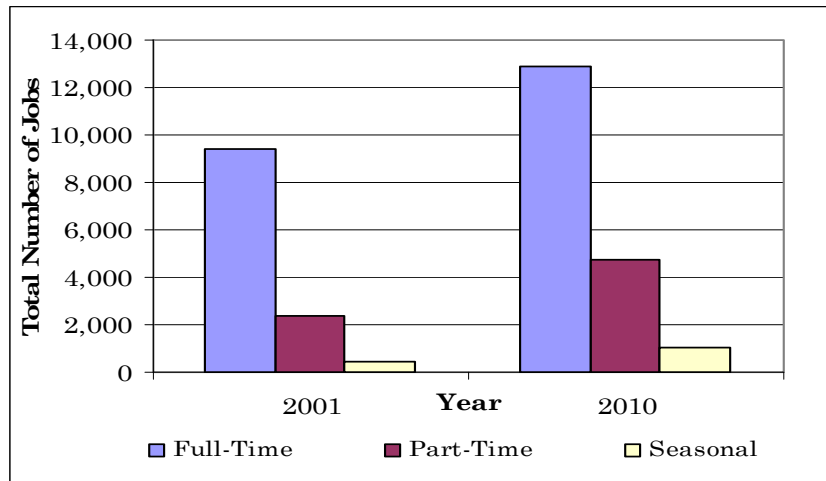
Business Services: Professional, Scientific & Technical Services and Management, Administration and Other Support Services.

Personal Services: Information, Culture & Recreation; Accommodation & Food Services; and Other Services.

Primary Sector consists of Agriculture, Forestry, Fishing & Hunting and Mining & Oil & Gas Extraction.

- Personal services are the primary employer in Aurora, accounting for 18.2% of jobs, with retail trade following closely behind with 18.0% of jobs.
- Personal services was the fastest growing sector; more than doubling employment totals from approximately 1,600 jobs in 2001 to over 3,400 in 2010 (see Figure 10).
- Business services was the second fastest growing sector with approximately 2,200 jobs in 2010; an increase of 1,100 jobs from 2001 representing an average annual growth rate of 8.4%, (see Figure 10).

Figure 11
Employment Distribution by Type of Worker, Aurora, 2001 and 2010



Source: York Region Planning and Development Services Department, 2010.

- While full-time employment makes up the majority of Aurora's total jobs, its proportion of overall employment dropped 7.7% between 2001 and 2010.
- Part-time employment increased by 50.0% between 2001 and 2010. This growth is likely attributable to an increase in the amount of retail and personal services-based employment, which typically employ a larger proportion of part-time workers.

Business Overview

Table 11
Businesses by Size, Aurora, 2001, 2009 and 2010

Business Size Category	2001	2009	2010
Small (1-19 Employees)	760	890	900
Medium (20-99 Employees)	110	140	150
Large (100-499 Employees)	27	34	36
Very Large (500+ Employees)	0	1	1
Total	900	1,065	1,090

Source: York Region Planning and Development Services Department, 2010.

Note: Figures represent businesses surveyed. Farm and home-based businesses are not included.

- The number of businesses surveyed have increased 22.2% since 2001, or 2.3% on an average annual basis.
- Small firms made up the majority of Aurora's businesses in 2010, accounting for approximately 83.0% of total businesses
- Combined, the proportion of medium, large and very large-sized businesses make up nearly 17% of all businesses in Aurora in 2010, compared to 15% in 2001.

Major Employers

Table 12
Major Employers in Aurora, 2010

Name	Industry Description
State Farm Insurance (Head Office)	Direct Insurance (except Life, Health, and Medical) Carriers
Magna International (Head Office)	Manufacturer of Automotive Components and Systems
Van-Rob Inc.	Manufacturing fo Motor Vehicle Parts
Quad Graphics	Printing
Walmart	Retail Department Store

Source: York Region Planning and Development Services Department, 2010.

Development Activity

Table 13
Aurora Non-Residential Building Permit Values (in Millions), 2010

	Millions (\$)	% Distribution
Industrial	\$3.05	26%
Commercial	\$6.74	57%
Institutional	\$1.98	17%
ICI Sub-Total	\$ 11.77	100%

Source: York Region Planning & Development Services Department, 2010.

- Total non-residential building permit values in Aurora were over \$11 million for 2010 (see Table 13); a decline from \$116 million compared to 2009. This significant difference can be partly attributed to the newly constructed York Region Police Investigative Services Building in 2009.

Tables 14 and 15 provide an overview of some of the recently opened businesses and/or completed projects that were under construction in Aurora in 2010.

Table 14
Recently Opened Businesses/Completed Projects, Aurora, 2010

Developer/ Business Name	Land Use	Building Size
Go Parking Lot	Commercial	275,102 sq. ft
York Regional Police Investigative Services Building	Public Authority/Police Services	244,300 sq. ft
Rona Store	Building Supply Outlet/Retail	110,700 sq. ft
Coland Developments (office space in 2010)	Commercial	43,594 sq. ft
Beswick Building	Commercial	42, 831 sq. ft
Aurora Cultural Centre	Institutional	18,000 sq. ft

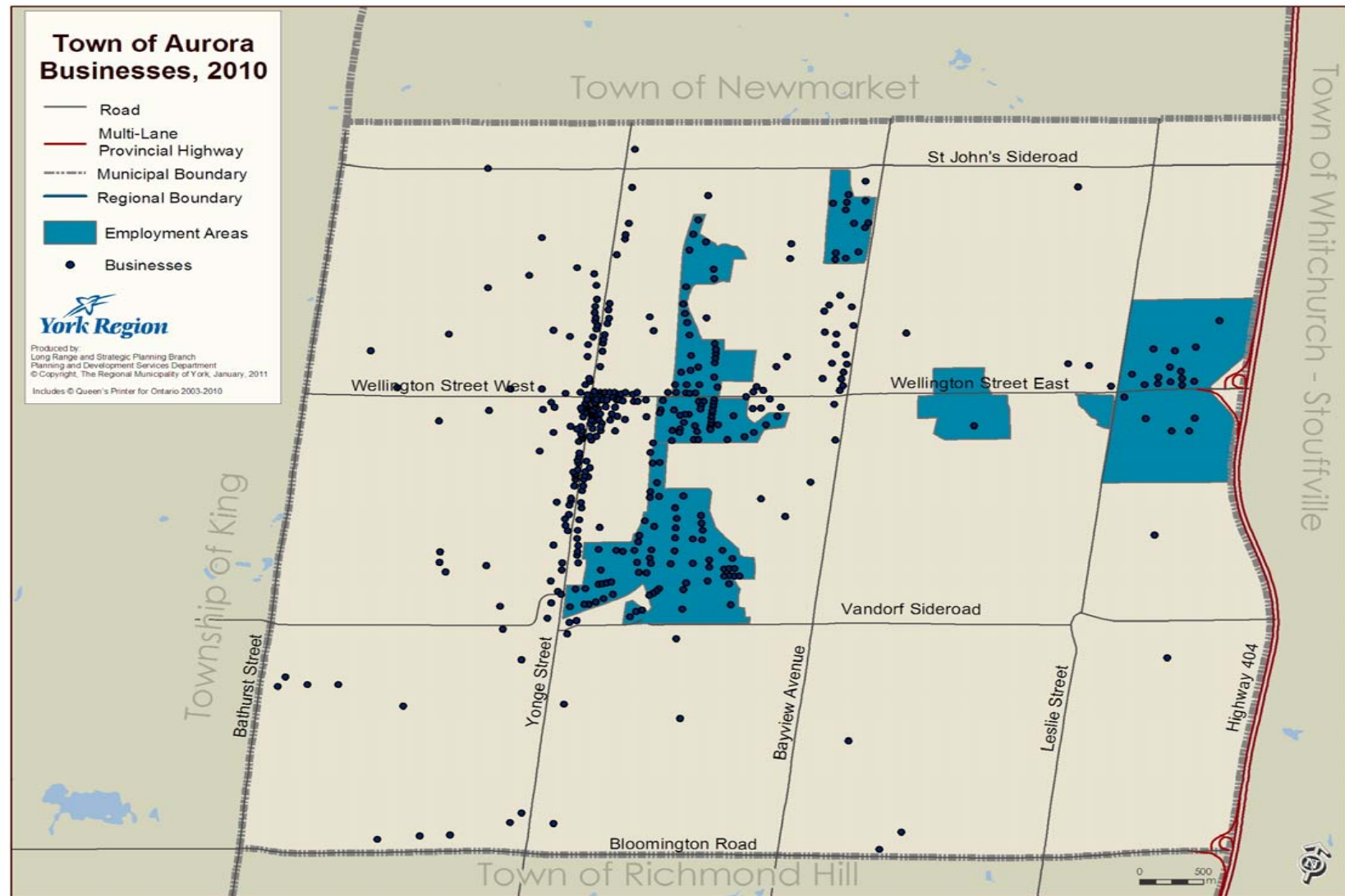
Source: Town of Aurora

Table 15
Projects Under Construction, Aurora, 2010

Developer/ Business Name	Land Use	Building Size
WED Investments Ltd. (Katlin Group)	Commercial	144,887 sq. ft
Coland Developments	Commercial/Office	43,863 sq. ft
King's Heights Development	Commercial/Residential	20,731 sq. ft
Vitmont Holdings Inc.	Commercial	16,813 sq. ft

Source: Town of Aurora

Figure 12
Town of Aurora Business Locations and Employment Areas, 2010



East Gwillimbury

East Gwillimbury Highlights:

- Population in 2010: 23,300*
- Jobs in survey area in 2010: 5,400**
- Businesses in survey area in 2010: 295
- Share of Total Regional Employment: 1%
- 2009-2010 Employment growth: 0.4%
- 2009-2010 Business growth: 2.1%
- 2001-2010 Average annual employment growth: 5.1%
- 2001-2010 Average annual business growth: -1.5%
- Largest employment sector in 2010: Retail Trade, 30.5%
- Fastest-growing employment sector 2009-2010: Transportation and Warehousing, 32.5%
- Fastest-growing employment sector 2001-2010: Retail Trade, 17.3% (avg. annual)

*Source: York Region Planning and Development Services Department, Mid-Year 2010.

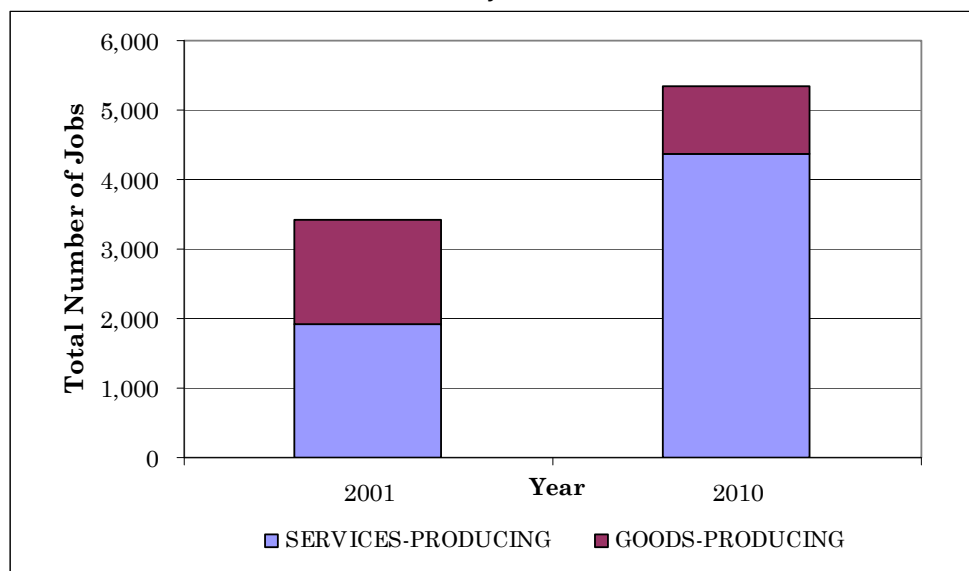
** Figures represent employment at businesses surveyed. Excludes home and farm-based businesses.

Note: Data based on surveyed employment from the 2001 and 2010 York Region Employment Surveys.

Employment Overview

Total Employment in East Gwillimbury has grown to an estimated 5,400 jobs; an increase of 58.8% from the 3,400 jobs in 2001.

Figure 13
Distribution of Goods Producing vs. Services Producing Sectors,
East Gwillimbury, 2001 and 2010



Source: York Region Planning & Development Services Department, 2010.

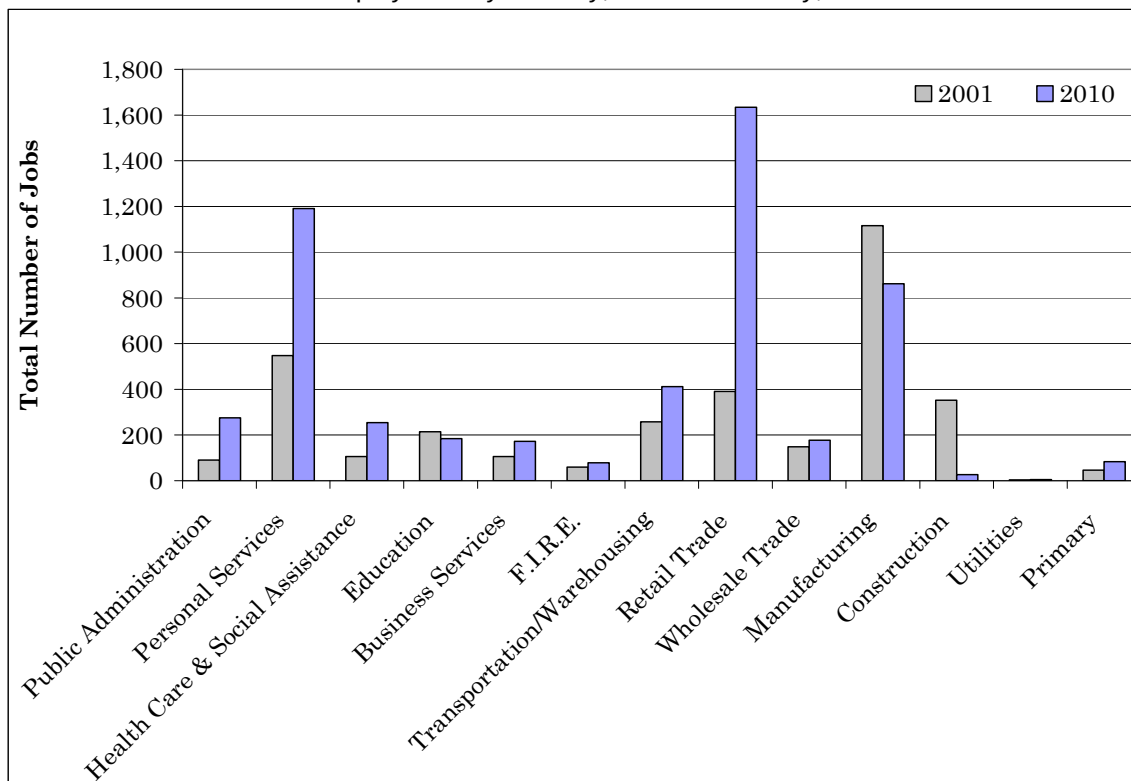
Notes: Figures represent employment at businesses surveyed. Farm and home-based employment are not included.

Services-Producing Sectors: Public Administration, Personal Services, Health Care and Social Assistance, Education, Business Services, F.I.R.E., Transportation and Warehousing, Retail Trade, Wholesale Trade.

Goods-Producing Sectors: Manufacturing, Construction, Utilities and Primary.

- Employment in East Gwillimbury is dominated by service-based employment, which accounts for 81.8% of all jobs, an increase of 2,500 jobs from 2001 (see Figure 13).

Figure 14
Distribution of Employment by Industry, East Gwillimbury, 2001 and 2010



Source: York Region Planning & Development Services Department, 2010.

Notes: Figures represent employment at businesses surveyed. Farm and home-based employment are not included.

F.I.R.E.: Finance, insurance, real estate & leasing.

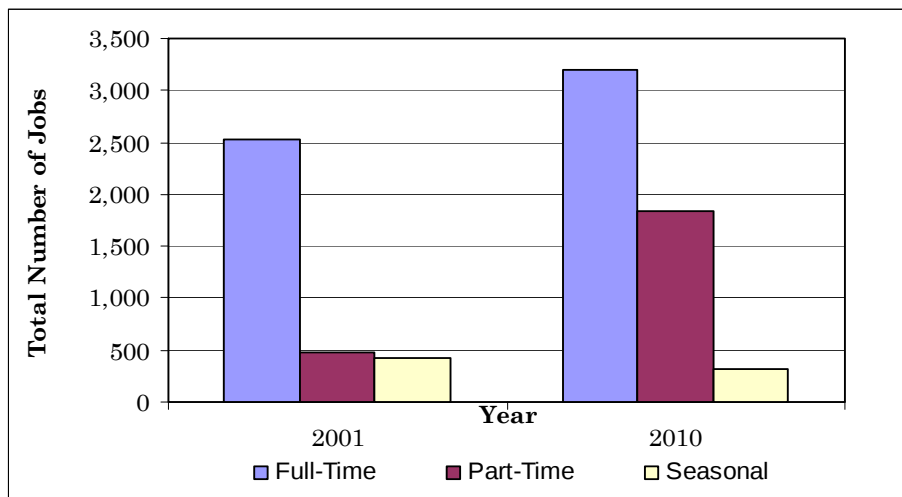
Business Services: Professional, Scientific & Technical Services and Management, Administration and Other Support Services.

Personal Services: Information, Culture & Recreation; Accommodation & Food Services; and Other Services.

Primary Sector consists of Agriculture, Forestry, Fishing & Hunting and Mining & Oil & Gas Extraction.

- Leading services-producing sectors include retail trade and personal services which account for a combined 52.7% of total employment.
- Among goods-producing industries, manufacturing is the primary employer comprising 16.1% of all jobs.

Figure 15
Employment Distribution by Type of Worker, East Gwillimbury, 2001 and 2010



Source: York Region Planning & Development Services Department, 2010.

- Part-time employment grew by approximately 1,400 jobs between 2001 and 2010, an increase of 34% (see Figure 15).
- While full-time employment totals increased from 2001 to 2010, its proportion of overall employment dropped 14% during the same period.

Business Overview

Table 16
Businesses by Size, East Gwillimbury, 2001, 2009 and 2010

Business Size	2001	2009	2010
Small (1-19 Employees)	317	239	249
Medium (20-99 Employees)	25	38	34
Large (100-499 Employees)	2	13	13
Very Large (500+ Employees)	1	0	0
Total	345	290	296

Source: York Region Planning and Development Services Department, 2010.

Note: Figures represent businesses surveyed. Farm and home-based businesses are not included.

- There is a strong small business base within the Town, where small businesses account for 84.1% of all businesses.
- Large sized firms grew from 2 firms in 2001 to 13 firms in 2010.

Major Employers

Table 17
Major employers in East Gwillimbury, 2010.

Name	Industry Description
Inscape (Head Office)	Manufacturing of Office Furniture
The Real Canadian Superstore	Retail Food and Beverage
Costco Wholesale Canada Ltd.	Retail Merchandise Store
Dynamic Suspensions (a division of Multimatic Inc.)	Manufacturing of Motor Vehicle Parts
Architectural Precast Systems Inc.	Manufacturing of Cement Products
Famous Players	Motion Picture and Video Exhibition

Source: York Region Planning and Development Services Department, 2010.

Development Activity

Table 18
East Gwillimbury Non-Residential Building Permit Values (in millions), 2010

	Millions (\$)	% Distribution
Industrial	\$25.70	64%
Commercial	\$0.43	1%
Institutional	\$14.05	35%
ICI Sub-Total	\$40.18	100%

Source: York Region Planning and Development Services Department, 2010.

- Total non-residential building permit values in East Gwillimbury were over \$40 million in 2010; an increase of over \$30 million compared to 2009.
- The majority of the permits issued were in the industrial sector, which were valued at over \$25 million (see Table 18).

Tables 19 and 20 provide an overview of some of the recently opened businesses and/or completed projects that were under construction in East Gwillimbury in 2010.

Table 19
Recently Opened Businesses, East Gwillimbury, 2010

Business Name/Developer	Land Use	Building Size
The Roast of Sharon Village Pub	Restaurant	7,500 sq. ft.
The Ladle Restaurant	Restaurant	4,000 sq. ft.
Elite Equine	Recreation/Sport	1,400 sq. ft.

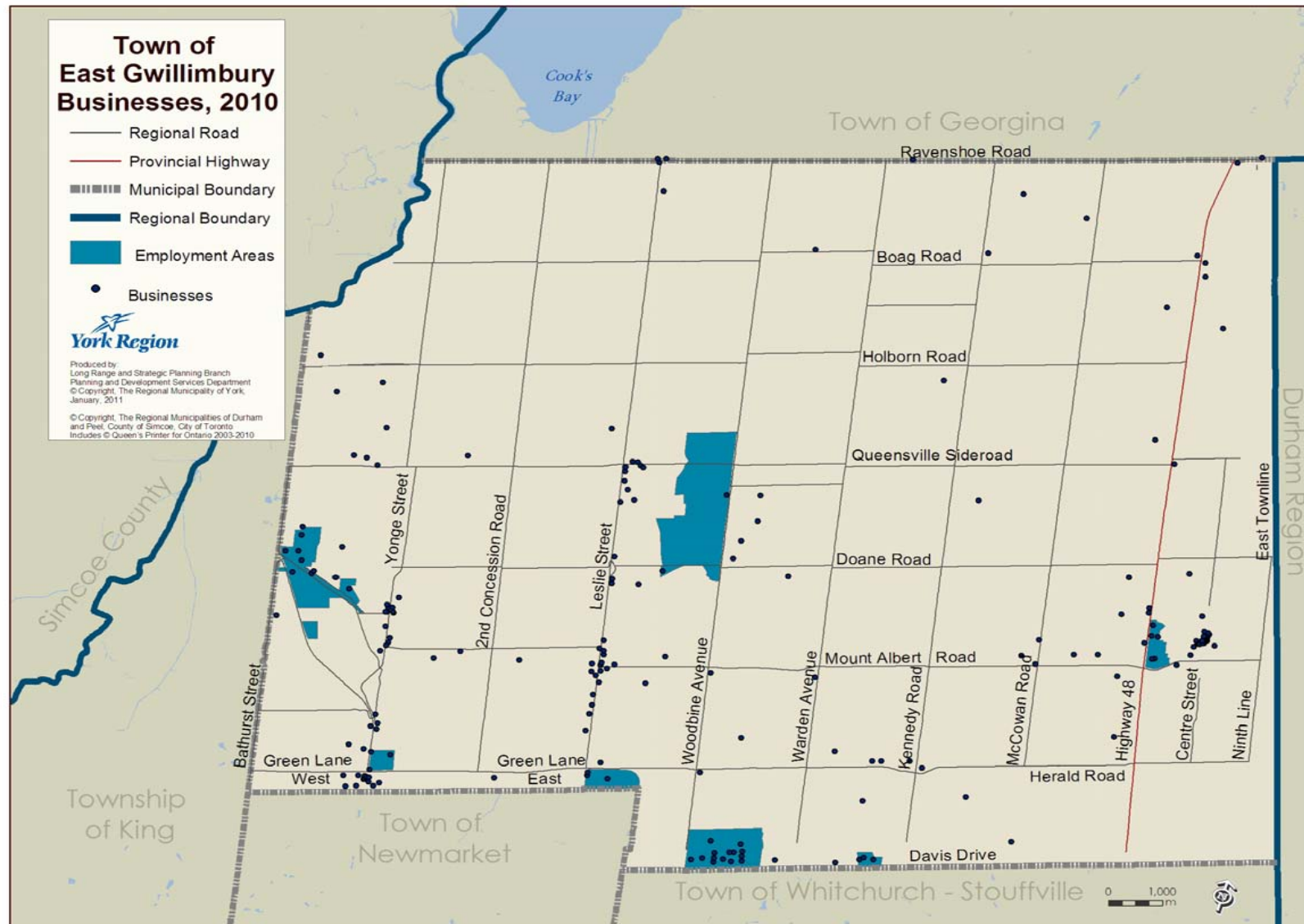
Source: Town of East Gwillimbury

Table 20
Businesses Under Construction, East Gwillimbury, 2010

Business Name/Developer	Land Use	Building Size
Service Canada	Personal/Government	8,603 sq. ft.
Gourmet Burger	Restaurant	1,803 sq. ft.

Source: Town of East Gwillimbury

Figure 16
Town of East Gwillimbury Business Locations and Employment areas, 2010



Georgina

Georgina Highlights:

- Population in 2010: 46,000*
- Jobs in survey area in 2010: 6,394**
- Businesses in survey area in 2010: 657
- Share of Total Regional Employment: 1%
- 2009-2010 Employment growth: -3.0%
- 2009-2010 Business growth: -1.8%
- 2001-2010 Average annual employment growth: 2.6%
- 2001-2010 Average annual business growth: -0.1%
- Largest employment sector in 2010: Personal Services, 26.1%
- Fastest-growing employment sector 2009-2010: Wholesale Trade, 6.6%
- Fastest-growing employment sector 2001-2010: Education, 6.5% (avg. annual)

*Source: York Region Planning and Development Services Department, Mid-Year 2010.

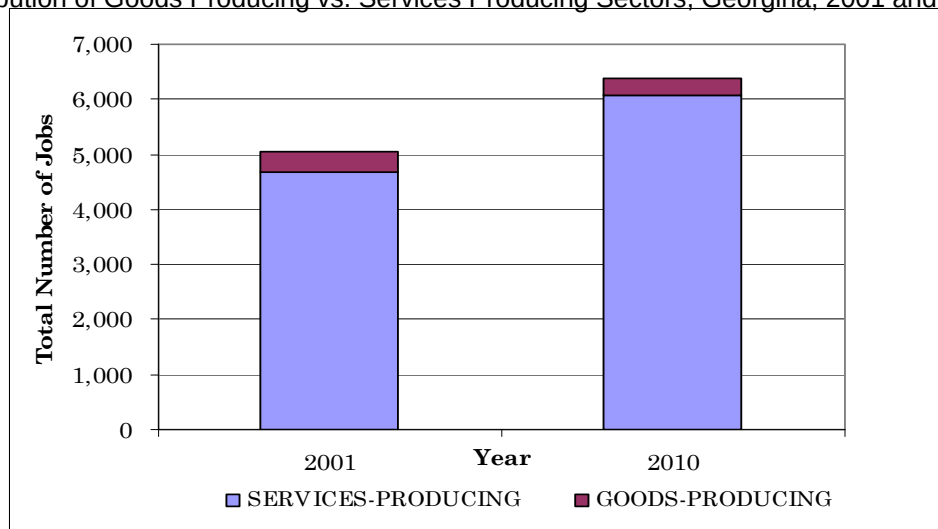
** Figures represent employment at businesses surveyed. Excludes home and farm-based businesses.

Note: Data based on surveyed employment from the 2001 and 2010 York Region Employment Surveys.

Employment Overview

The total number of businesses has remained relatively constant between 2001 and 2010, with a loss of 5 businesses since 2001. However, even with the slight decline, the municipality accounted for an increase of nearly 6,400 jobs, or 25.3%, from 2001 to 2010. This increase can be partially attributed to the growing community of Keswick, accounting for nearly half of all employment in Georgina. Employment in the community has grown 5.4% on an average annual basis between 2001 and 2010.

Figure 17
Distribution of Goods Producing vs. Services Producing Sectors, Georgina, 2001 and 2010



Source: York Region Planning & Development Services Department, 2010.

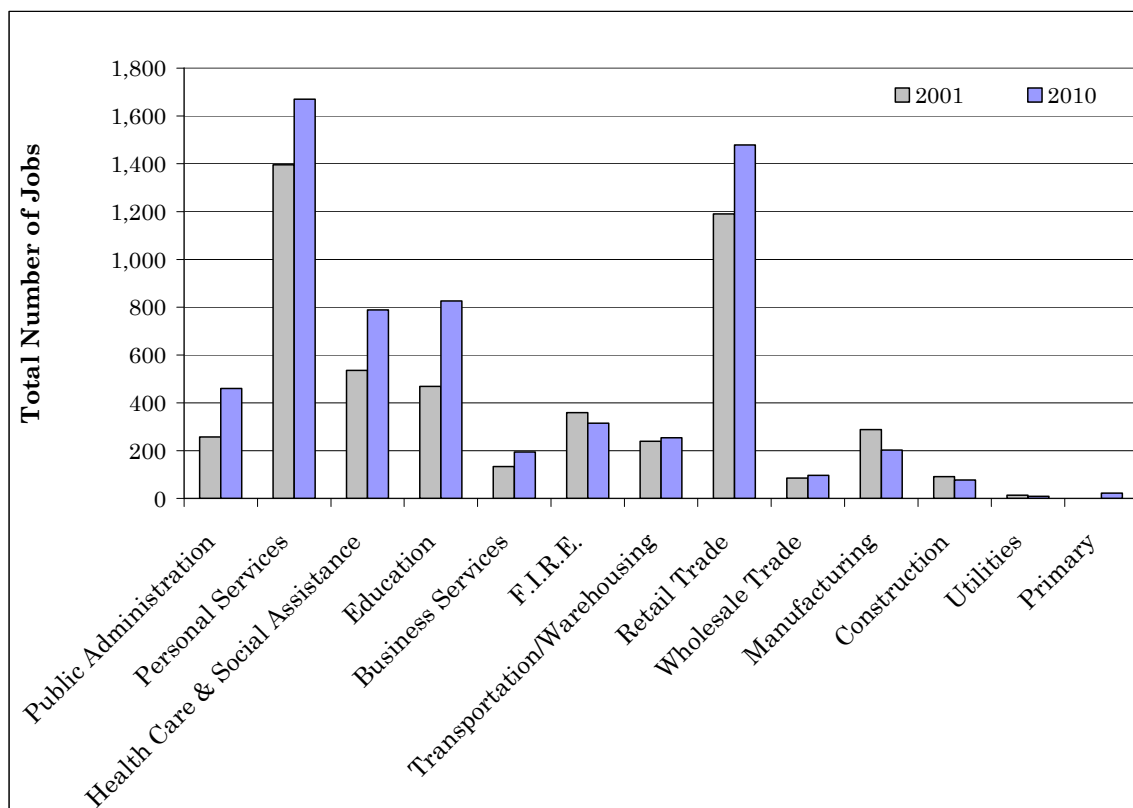
Notes: Figures represent employment at businesses surveyed. Farm and home-based employment are not included.

Services-Producing Sectors: Public Administration, Personal Services, Health Care and Social Assistance, Education, Business Services, F.I.R.E., Transportation and Warehousing, Retail Trade, Wholesale Trade.

Goods-Producing Sectors: Manufacturing, Construction, Utilities and Primary.

- Services-producing jobs accounted for 95.2% of all jobs in 2010 (see Figure 17).
- Among the goods-producing industries, manufacturing was the primary employer with 3.2% of Georgina's total employment in 2010.

Figure 18
Distribution of Employment by Industry, Georgina, 2001 and 2010



Source: York Region Planning & Development Services Department, 2010.

F.I.R.E.: Finance, insurance, real estate & leasing.

Notes: Figures represent employment at businesses surveyed. Farm and home-based employment are not included.

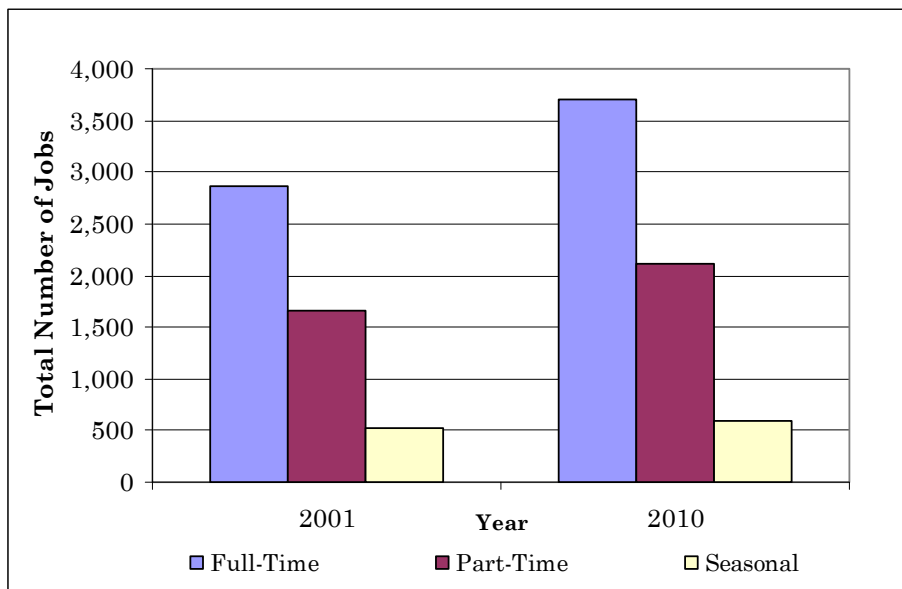
Business Services: Professional, Scientific & Technical Services and Management, Administration and Other Support Services.

Personal Services: Information, Culture & Recreation; Accommodation & Food Services; and Other Services.

Primary Sector consists of Agriculture, Forestry, Fishing & Hunting and Mining & Oil & Gas Extraction.

- Personal services and retail trade account for a combined 49.2% of total employment.
- Education is one of the fastest growing employment sectors in Georgina since 2001, increasing 76.1%.

Figure 19
Employment Distribution by Type of Worker, Georgina, 2001 and 2010



Source: York Region Planning and Development Services Department, 2010.

- Full-time employment comprises 57.8% of all employment in the survey areas, up slightly from 56.8% in 2001 (see Figure 19).
- Georgina experienced a 27.2% increase in part-time employment between 2001 and 2010. These part-time employment levels can be attributed to the retail and personal service sectors which typically employ more part-time workers.

Business Overview

Table 21
Businesses by Size, Georgina, 2001, 2009 and 2010

Business Size Category	2001	2009	2010
Small (1 -19 employees)	613	594	588
Medium (20 -99 employees)	42	63	56
Large (100 -499 employees)	6	12	13
Very Large (500+ employees)	0	0	0
Total	661	669	657

Source: York Region Planning and Development Services Department, 2010.

Note: Figures represent employment at businesses surveyed. Farm and home-based businesses are not included.

- Although the total number of businesses in Georgina has seen a slight drop, the proportion of medium and large sized firms account for 10.5% of businesses in 2010, up from 7.3% in 2001.

Major Employers

Table 22
Major Employers in Georgina, 2010

Name	Industry Description
Crate Marine Sales Ltd.	Marinas
Kesmac Brouwer	Manufacturing of Agricultural Machinery
The Briars Resort	Traveller Accommodation
Zehrs Market	Retail Food and Beverage
McDonald's	Food Services
Simcoe Coach Lines	Interurban and Rural Bus Transportation
Canadian Tire	Retail Department Store
Walmart Supercenter	Retail Department Store

Source: York Region Planning and Development Services Department, 2010.

Development Activity

Table 23
Georgina Non-Residential Building Permit Values (in millions), 2010

	Millions (\$)	% Distribution
Industrial	\$1.95	6%
Commercial	\$25.22	84%
Institutional	\$2.83	9%
ICI Sub-Total	\$30.00	100%

Source: York Region Planning and Development Services Department, 2010.

- Total non-residential building permit values in Georgina were approximately \$30 million in 2010
- Commercial permit values totalled over \$25 million, an increase of over \$22 million from 2009.

Tables 24 and 25 provide an overview of some of the recently opened businesses and/or completed projects that were under construction in Georgina in 2010.

Table 24
Recently Opened Businesses/Completed Projects, Georgina, 2010

Developer/Business Name	Land Use	Building Size
Walmart	Retail	150,000 sq. ft.
Staples	Retail	16,824 sq. ft.
Simplicity Yoga	Commercial	1,500 sq. ft.
Ultramar Gas Station	Commercial	1,300 sq. ft.
Alliance Furniture	Retail	1,000 sq. ft.

Source: Town of Georgina

Table 25
Projects Under Construction, Georgina, 2010

Developer/Business Name	Land Use	Building Size
Shoppers Drug Mart	Retail	19,000 sq. ft.
Cradle Ride Trailers	Industrial	7,200 sq. ft.
TD Bank	Commercial	4,900 sq. ft.
Royal Bank	Commercial	4,200 sq. ft.

Source: Town of Georgina

Figure 20
Town of Georgina Business Locations and Employment Areas, 2010



King

King Highlights:

- Population in 2010: 20,720*
- Jobs in survey area in 2010: 5,800**
- Businesses in survey area in 2010: 400
- Share of Total Regional Employment: 1%
- 2009-2010 Employment growth: 3.7%
- 2009-2010 Business growth: -0.2%
- 2001-2010 Average annual employment growth: 6.2%
- 2001-2010 Average annual business growth: 2.7%
- Largest employment sector in 2010: Personal Services, 18.9%
- Fastest-growing employment sector 2009-2010: Health Care and Social Assistance, 14.4%
- Fastest-growing employment sector 2001-2010: Construction, 17.9% (avg. annual)

* Source: York Region Planning and Development Services Department, Mid-Year 2010.

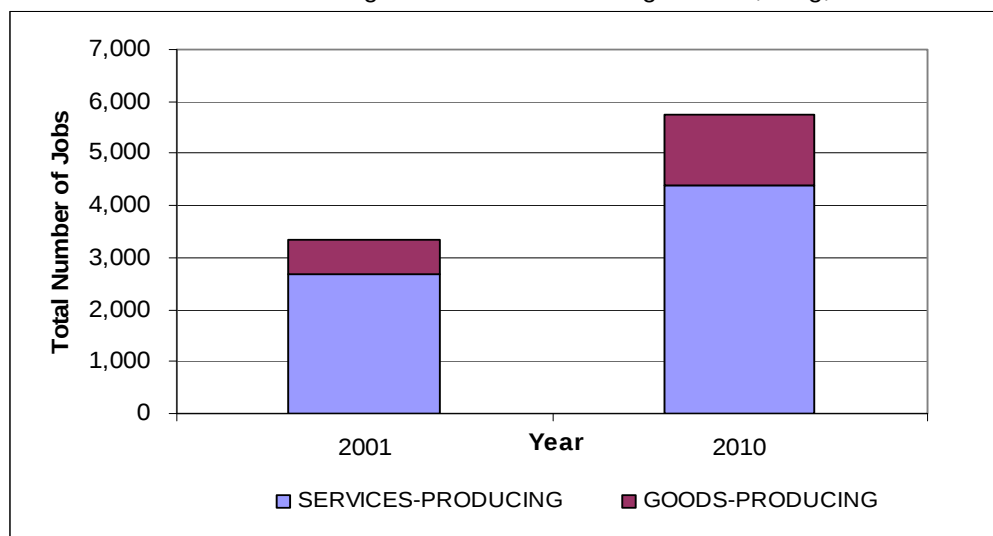
** Figures represent employment at businesses surveyed. Excludes home and farm-based businesses.

Note: Data based on surveyed employment from the 2001 and 2010 York Region Employment Surveys.

Employment Overview

In 2001, all businesses (excluding farm and home-based businesses) in the Township of King accounted for approximately 3,400 jobs; by 2010, King's employment has grown by 70.6% or to an estimated 5,800 jobs.

Figure 21
Distribution of Goods Producing vs. Services Producing Sectors, King, 2001 and 2010



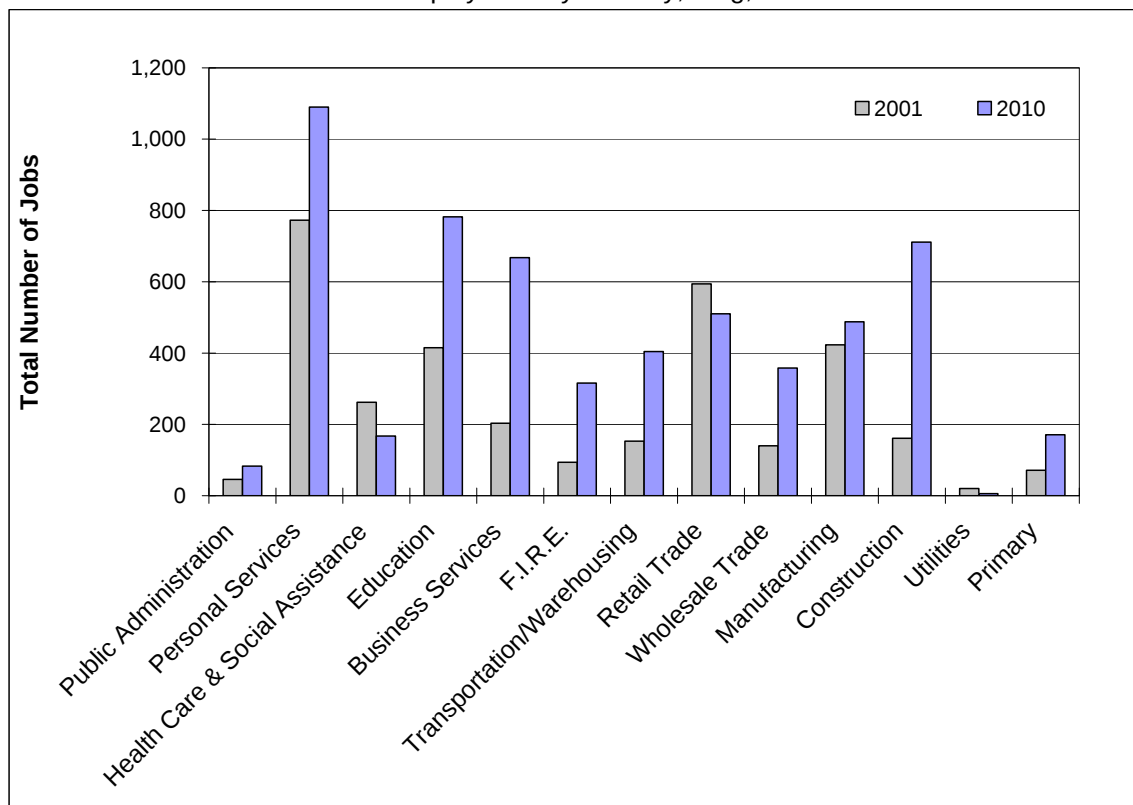
Source: York Region Planning & Development Services Department, 2010.

Notes: Figures represent employment at businesses surveyed. Farm and home-based employment are not included. Services-Producing Sectors: Public Administration, Personal Services, Health Care and Social Assistance, Education, Business Services, F.I.R.E., Transportation and Warehousing, Retail Trade, Wholesale Trade.

Goods-Producing Sectors: Manufacturing, Construction, Utilities and Primary.

- Service-producing industries in the Township of King saw a 63.3% growth in total employment between 2001 and 2010 (see Figure 21).
- Goods-Producing Services has also been on the rise, with an average annual increase of 8.2% between 2001 and 2010.

Figure 22
Distribution of Employment by Industry, King, 2001 and 2010



Source: York Region Planning & Development Services Department, 2010.

Notes: Figures represent employment at businesses surveyed. Farm and home-based employment are not included.

F.I.R.E.: Finance, insurance, real estate & leasing.

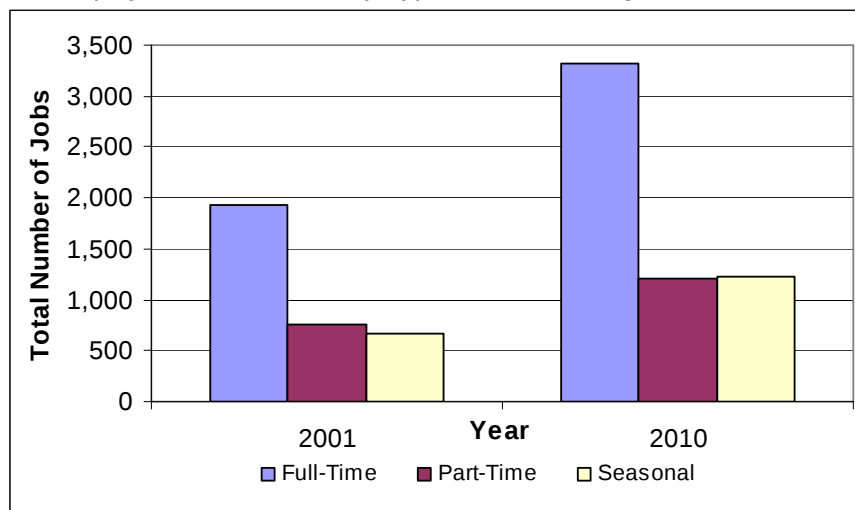
Business Services: Professional, Scientific & Technical Services and Management, Administration and Other Support Services.

Personal Services: Information, Culture & Recreation; Accommodation & Food Services; and Other Services.

Primary Sector consists of Agriculture, Forestry, Fishing & Hunting and Mining & Oil & Gas Extraction.

- Personal services was the dominant sector in King Township, accounting for 19.0% of total employment (see Figure 22).
- Since 2001, Construction, F.I.R.E. and Business Services were the fastest growing sectors in King, growing by 17.9%, 14.4%, and 14.1% respectively over the past nine years (see Figure 22).

Figure 23
Employment Distribution by Type of Worker, King, 2001 and 2010



Source: York Region Planning and Development Services Department, 2010.

- Employment by type of worker remained relatively stable in the Township of King, with full-time employment increasing to 57.8% of jobs in 2010, compared to 56.1% in 2001 (see Figure 23).
- Part-time and seasonal employment have increased by 58.2% and 84.8% since 2001.

Business Overview

Table 26
Businesses by Size, King, 2001, 2009 and 2010

Business Size	2001	2009	2010
Small (1-19 Employees)	283	344	343
Medium (20-99 Employees)	25	43	43
Large (100-499 Employees)	8	14	14
Very Large (500+ Employees)	0	0	0
Total	316	401	400

Source: York Region Planning and Development Services Department, 2010.

Note: Figures represent businesses surveyed. Farm and home-based businesses are not included.

- The distribution of businesses by size remained relatively stable in King Township between 2001 and 2010 (see Table 26). In 2010, the majority of businesses in King employed less than 20 employees, comprising 85.7% of total employment.

Major Employers

Table 27
Major employers in King, 2010:

Name	Industry Description
Seneca College	Educational Services
Brookdale Treeland Nurseries Ltd.	Wholesaler-Distributors of Farm Products
Robert B. Somerville	Utility System Construction
First Student Canada	Transit and Ground Passenger Transportation
Clublink Corporation - Head Office	Golf courses and Country Clubs
Showa Canada	Manufacturing of Motor Vehicle Parts
The Kindbridge Centre	Business Support Services
Cardinal Golf Club	Golf courses and Country Clubs
King Valley Golf Club	Golf courses and Country Clubs

Source: York Region Planning and Development Services Department, 2010.

Development Activity

Table 28
King Non-Residential Building Permit Values (in millions), 2010

	Millions (\$)	% Distribution
Industrial	\$6.11	84%
Commercial	\$0.37	5%
Institutional	\$0.75	10%
ICI Sub-Total	\$7.23	100%

Source: York Region Planning and Development Services Department, 2010.

- Total non-residential building permit values in King were over \$7 million in 2010.
- The majority of permits issued in 2010 were in the industrial sector, which was valued at over \$6 million, an increase of over \$4 million from 2009 (see Table 28).

Tables 29 and 30 provide an overview of some of the recently opened businesses and/or completed projects that were under construction in King in 2010.

Table 29
Recently Opened Businesses/Completed Projects, King, 2010

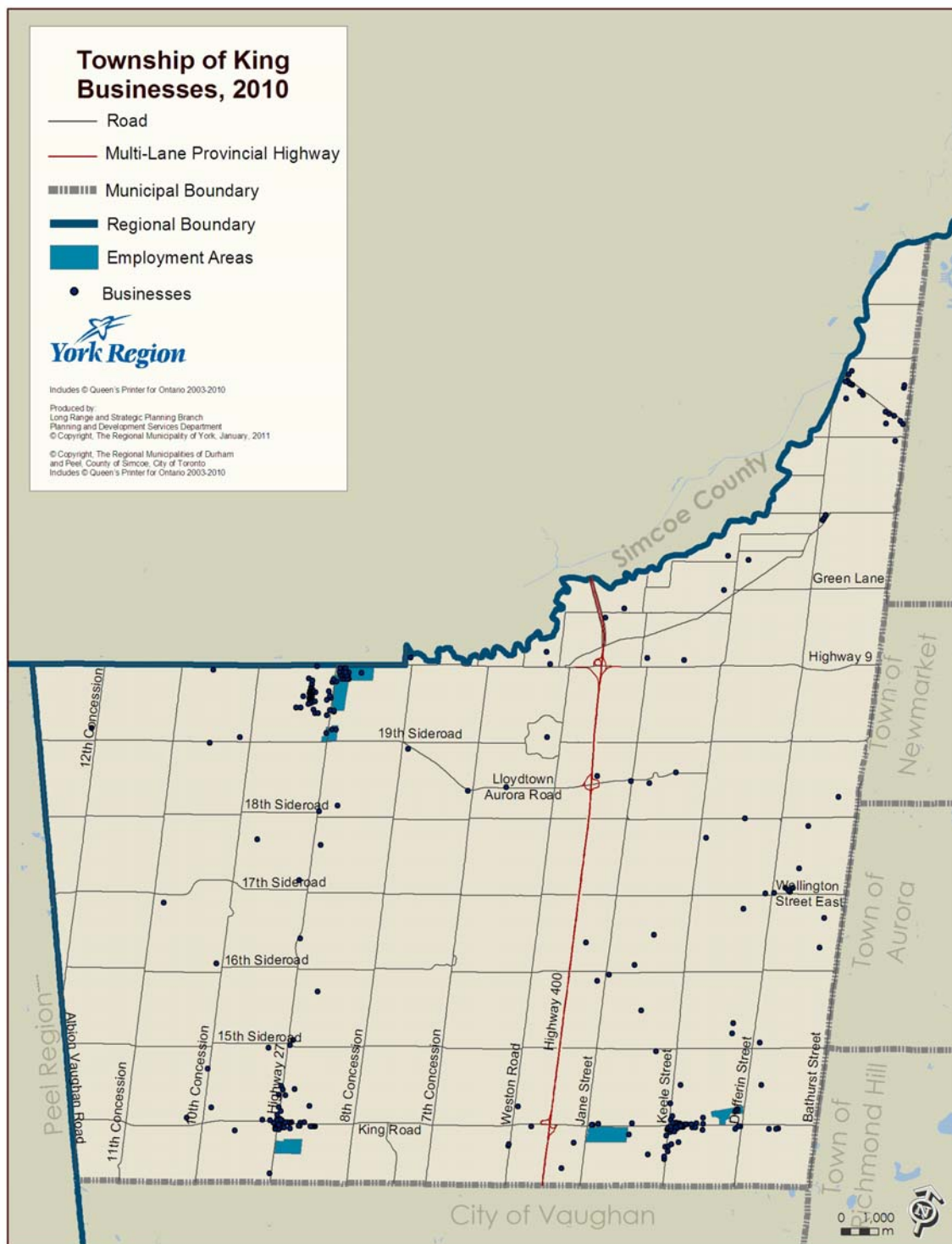
Developer/Business Name	Land Use	Building Size
Lloyds Mennonite Furniture, Schomberg	Retail Furniture	10,000 sq.ft.
Dilmar Group Ltd. Hwy 11	Construction Roofing Contractor	4,500 sq. ft.
Saporito Bakery, Nobleton	Restaurant/Specialty Foods	2300 sq. ft.
Art of Design Studio, Schomberg	Interior Design Services	1000 sq. ft.
Schomberg Dental	Health Services	1000 sq. ft.
Stanley's Fish & Grill Nobleton	Restaurant	n/a
UnPeuDeTout Shop, Schomberg	Gift Retail	n/a
King's Pizza/Panini, Nobleton	Restaurant/Take out	n/a
Tru-Beauty Spa and Boutique, King City	Personal Services/Wellness	n/a

Source: Township of King

Table 30
Projects Under Construction, King, 2010

Developer/Business Name	Land Use	Building Size
The Trisan Centre – Schomberg Arena, Curling & Fitness Recreation Centre	Recreational	81,750 sq. ft.

Source: Township of King



Markham

Markham Highlights:

- Population in 2010: 306,300*
- Jobs in survey area in 2010: 140,160**
- Businesses in survey area in 2010: 8,400
- Share of Total Regional Employment: 32%
- 2009-2010 Employment growth: 1.4%
- 2009-2010 Business growth: 0.05%
- 2001-2010 Average annual employment growth: 2.3%
- 2001-2010 Average annual business growth: 2.7%
- Largest employment sector in 2010: Business Services, 26.9%
- Fastest-growing employment sector 2009-2010: Healthcare and Social Assistance, 19.6%
- Fastest-growing employment sector 2001-2010: F.I.R.E., 7.0% (avg. annual)

*Source: York Region Planning and Development Services Department, Mid-Year 2010.

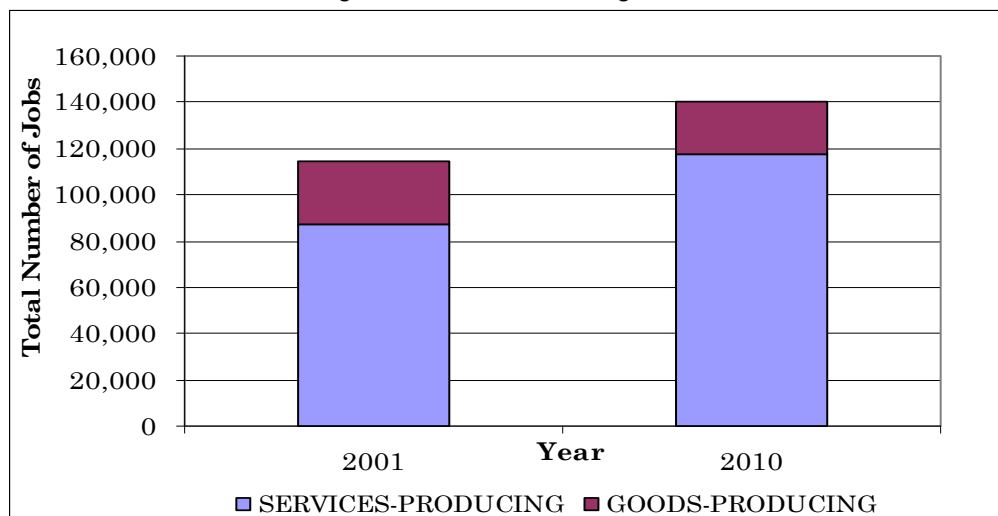
** Figures represent employment at businesses surveyed. Excludes home and farm-based businesses.

Note: Data based on surveyed employment from the 2001 and 2010 York Region Employment Surveys.

Employment Overview

Employment in the Town of Markham accounted for approximately 140,160 jobs in 2010, an increase of 22.8% since 2001.

Figure 25
Distribution of Goods Producing vs. Services Producing Sectors, Markham, 2001 and 2010

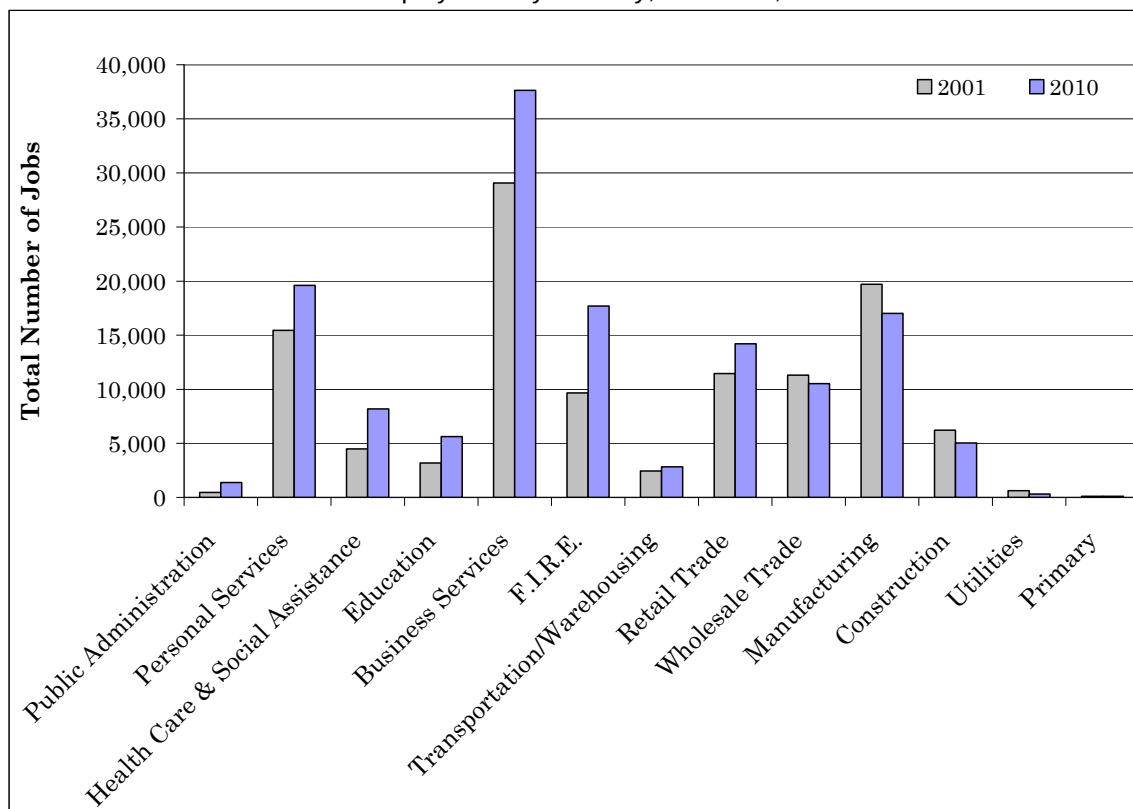


Source: York Region Planning & Development Services Department, 2010.

Notes: Figures represent employment at businesses surveyed. Farm and home-based employment are not included. Services-Producing Sectors: Public Administration, Personal Services, Health Care and Social Assistance, Education, Business Services, F.I.R.E., Transportation and Warehousing, Retail Trade, Wholesale Trade. Goods-Producing Sectors: Manufacturing, Construction, Utilities and Primary.

- Service-based employment in Markham accounted for 84.0% of all jobs in the survey area in 2010, an increase of 7.3% from 2001 (see Figure 25).

Figure 26
Distribution of Employment by Industry, Markham, 2001 and 2010



Source: York Region Planning & Development Services Department, 2010.

Notes: Figures represent employment at businesses surveyed. Farm and home-based employment are not included.

F.I.R.E.: Finance, insurance, real estate & leasing.

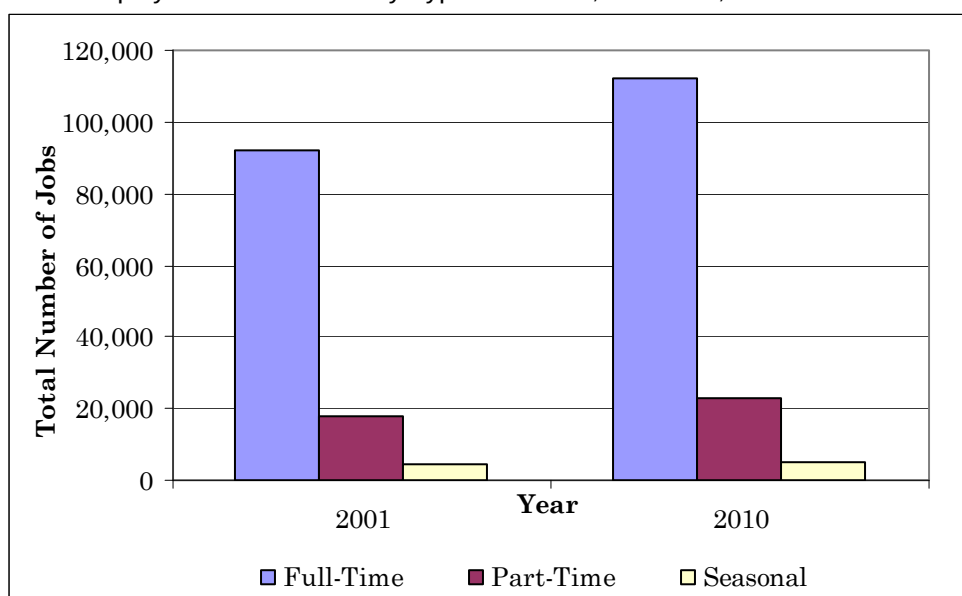
Business Services: Professional, Scientific & Technical Services and Management, Administration and Other Support Services.

Personal Services: Information, Culture & Recreation; Accommodation & Food Services; and Other Services.

Primary Sector consists of Agriculture, Forestry, Fishing & Hunting and Mining & Oil & Gas Extraction.

- The business services sector is the single largest employer, accounting for 26.9% of total employment in the survey areas.
- Within goods-producing industries, manufacturing is the dominant employer, accounting for 12.1% of total jobs.
- F.I.R.E. and Health Care and Social Assistance are the two fastest growing employment sectors during the 2001 and 2010 period, with a combined growth of 83% (see figure 26).

Figure 27
Employment Distribution by Type of Worker, Markham, 2001 and 2010



Source: York Region Planning and Development Services Department, 2010.

- Full-time employment experienced a 22.1% increase in jobs from 2001 to 2010.
- The proportion of part-time jobs increased slightly from 15.5% in 2001, to 16.4% in 2010 (see Figure 27).

Business Overview

Table 31
Businesses by Size, Markham, 2001, 2009 and 2010

Business Size	2001	2009	2010
Small (1-19 Employees)	5,643	7,217	7,175
Medium (20-99 Employees)	827	988	1,026
Large (100-499 Employees)	160	202	210
Very Large (500+ Employees)	20	22	22
Total	6,650	8,429	8,433

Source: York Region Planning and Development Services Department, 2010.

Note: Figures represent businesses surveyed. Farm and home-based businesses are not included.

- Between 2001 and 2010, the total number of businesses in the surveyed areas grew 2.7% on an average annual basis.
- Small businesses in Markham rose significantly between 2001 and 2010, an increase of 27.1%, while the proportion of large and very large firms increased slightly from 2001 levels. (See Table 31).

Major Employers

Table 32
Major Employers in Markham, 2010

Name	Industry Description
IBM Canada Ltd.	Computer Systems Design and Related Services
AMEX Canada (Head Office)	Credit Card Issuing
CGI Information Systems	Independent Adjusters for Insurance Claims.
AMD Technologies	Develops and Manufactures Microchips and Processors
TD Waterhouse	Investment Banking and Securities Dealing
The Miller Group	Road Construction Engineering Services, Paving and Manufacture Asphalt

Source: York Region Planning and Development Services Department, 2010.

Development Activity

Table 33
Markham Non-Residential Building Permit Values (in Millions), 2010

	Millions (\$)	% Distribution
Industrial	\$19.74	6%
Commercial	\$120.61	35%
Institutional	\$203.24	59%
ICI Sub-Total	\$343.59	100%

Source: York Region Planning and Development Services Department, 2010.

- Total non-residential building permit values in Markham were over \$343 million in 2010, an increase of over \$220 million compared to 2009.
- The majority of permits issued were in the institutional and commercial sectors, which were valued at a combined \$324 million.

Tables 34 and 35 provide an overview of some of the recently opened businesses and/or completed projects that were under construction in Markham in 2010.

Table 34
Recently Opened Businesses/ Completed Projects, Markham, 2010

Business Name/ Developer	Land Use	Building Size
Honda Canada Inc.	Office	138,425 sq. ft.
Bloorguard Investment Co. Ltd.	Industrial	107,214 sq. ft.
Metrus Properties	Office	103,256 sq. ft.
Gunawan Investments Ltd.	Office	73,625 sq. ft.
Mara Technologies Inc.	Industrial	40,301 sq. ft.
Alderland Group Inc.	Office	35,000 sq. ft.
Jolamar Investment & Enterprise Ltd.	Office	26,000 sq. ft.
17 Laidlaw Group Ltd.	Industrial	15,153 sq. ft.

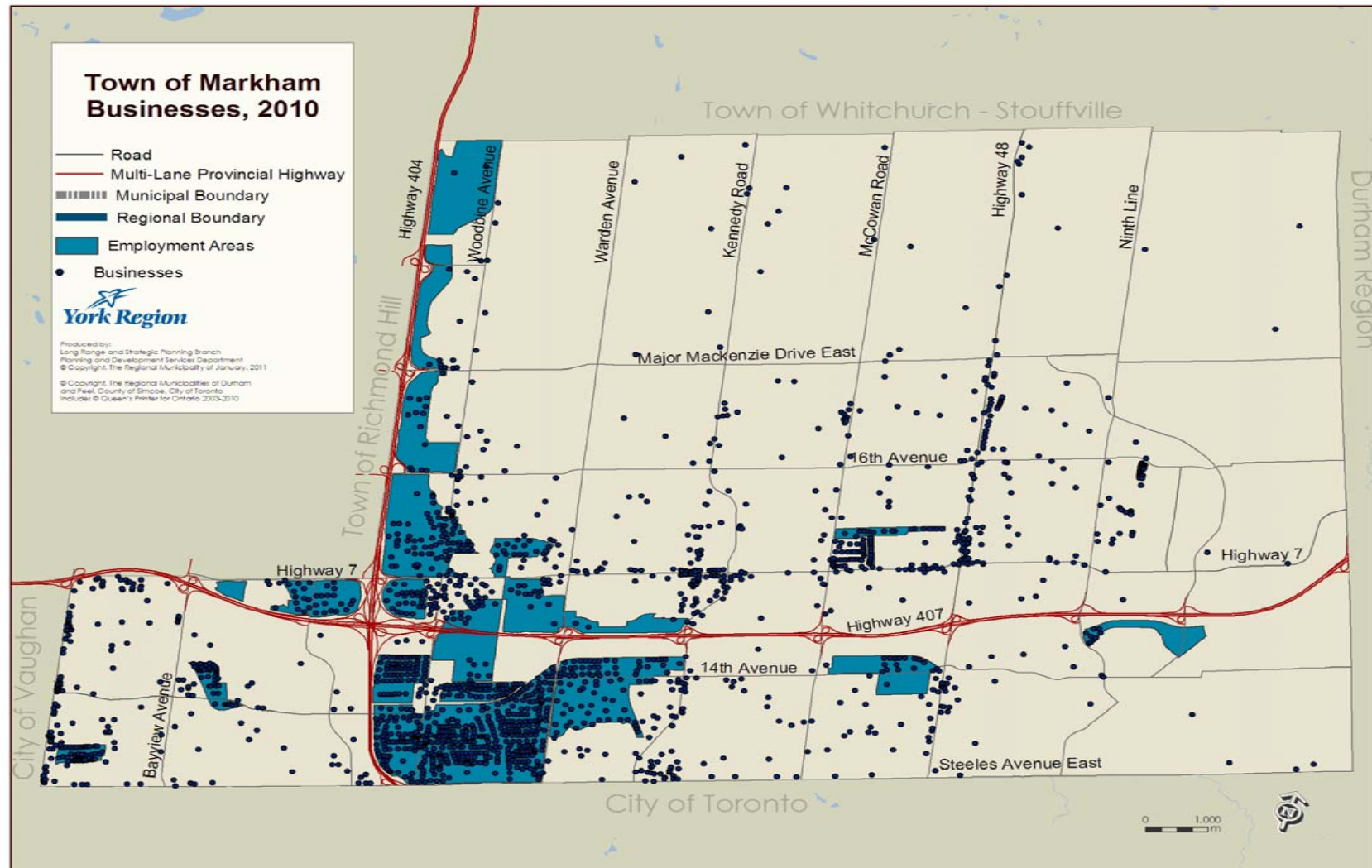
Source: Town of Markham

Table 35
Projects Under Construction, Markham, 2010

Business Name/ Developer	Land Use	Building Size
Concord Hotels Springhill Suites	Hotel	115, 447 sq. ft.
Jade Kennedy Development Corporation	Office	96, 606 sq. ft.
Monte Carlo Inn	Hotel	90, 557 sq. ft.

Source: Town of Markham

Figure 28
Town of Markham Business Locations and Employment Areas, 2010



Newmarket

Newmarket Highlights:

- Population in 2010: 83,750*
- Jobs in survey area in 2010: 39,600**
- Businesses in survey area in 2010: 2,400
- Share of Total Regional Employment: 9%
- 2009-2010 Employment growth: 3.1%
- 2009-2010 Business growth: 0.1%
- 2001-2010 Average annual employment growth: 2.3%
- 2001-2010 Average annual business growth: 3.1%
- Largest employment sector in 2010: Health Care and Social Assistance, 17.7%
- Fastest-growing employment sector 2009-2010: F.I.R.E., 7.7%
- Fastest-growing employment sector 2001-2010: Construction, 9.7% (avg. annual)

*Source: York Region Planning and Development Services Department, Mid-Year 2010.

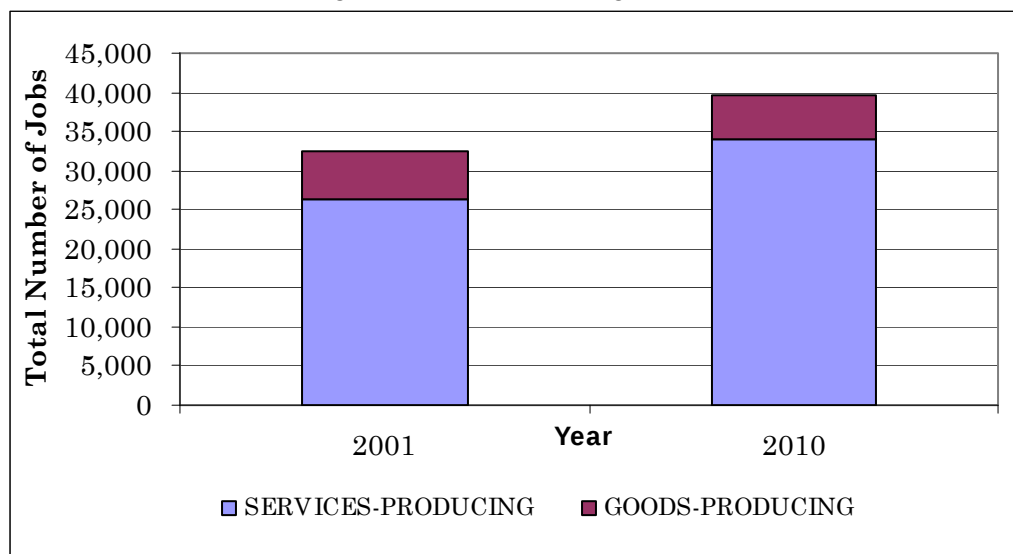
** Figures represent employment at businesses surveyed. Excludes home and farm-based businesses.

Note: Data based on surveyed employment from the 2001 and 2010 York Region Employment Surveys.

Employment Overview

The number of jobs in Newmarket has grown an estimated 22.2% between 2001 and 2010, which represents an increase of approximately 7,200 jobs during this nine year time frame.

Figure 29
Distribution of Goods Producing vs. Services Producing Sectors, Newmarket, 2001 and 2010



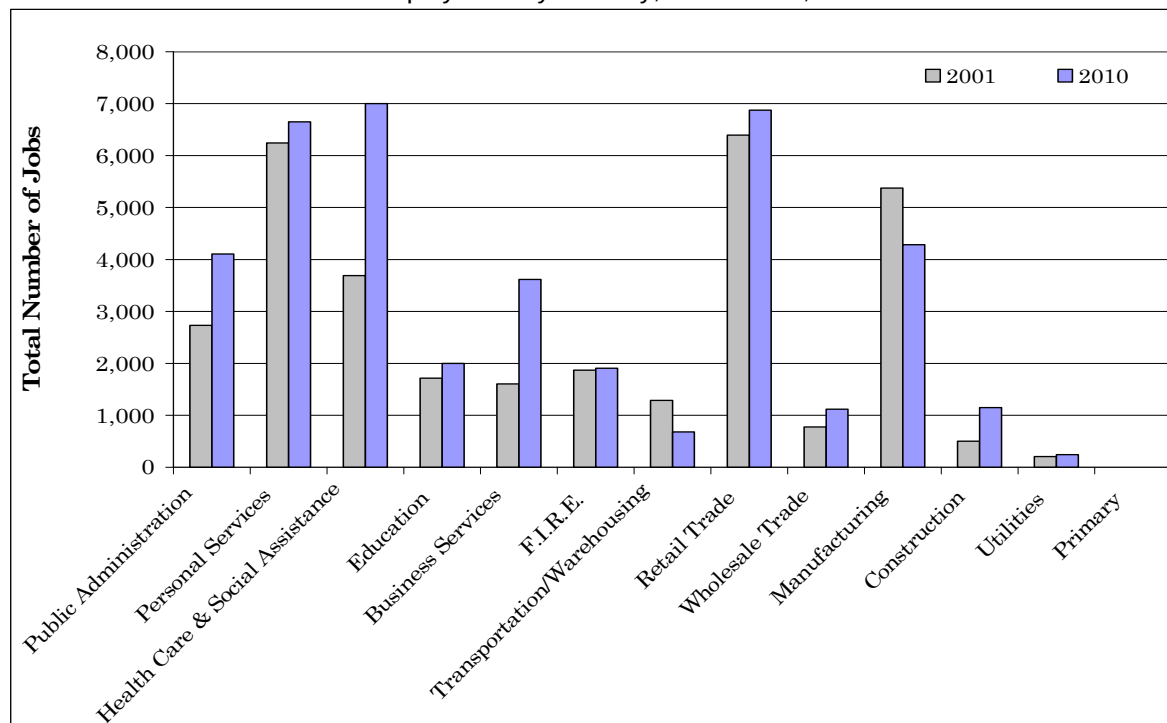
Source: York Region Planning & Development Services Department, 2010.

Notes: Figures represent employment at businesses surveyed. Farm and home-based employment are not included. Services-Producing Sectors: Public Administration, Personal Services, Health Care and Social Assistance, Education, Business Services, F.I.R.E., Transportation and Warehousing, Retail Trade, Wholesale Trade.

Goods-Producing Sectors: Manufacturing, Construction, Utilities and Primary

- Service-based businesses have been most prevalent in Newmarket, accounting for 85.7% of all jobs in the study area (see Figure 29).
- Goods-producing businesses account for approximately 5,700 jobs within the Town.

Figure 30
Distribution of Employment by Industry, Newmarket, 2001 and 2010



Source: York Region Planning & Development Services Department, 2010.

Notes: Figures represent employment at businesses surveyed. Farm and home-based employment are not included.

F.I.R.E.: Finance, insurance, real estate & leasing.

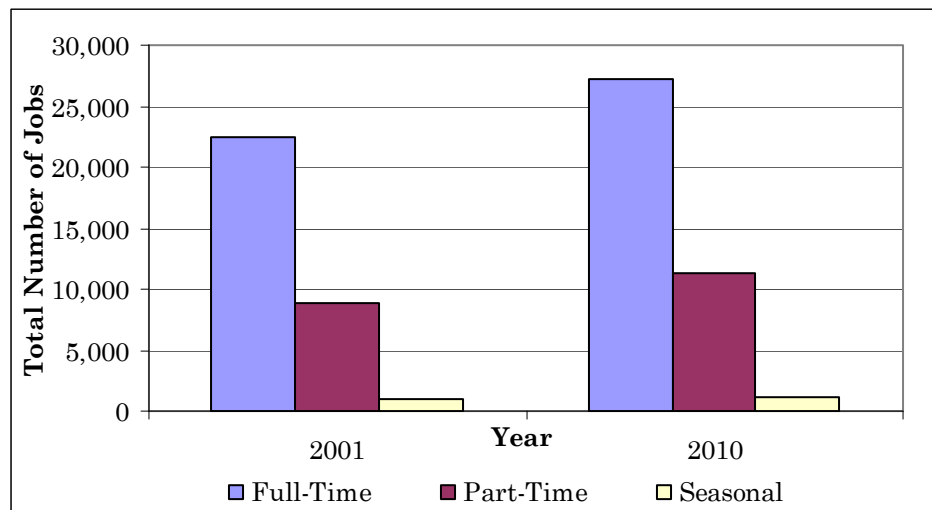
Business Services: Professional, Scientific & Technical Services and Management, Administration and Other Support Services.

Personal Services: Information, Culture & Recreation; Accommodation & Food Services; and Other Services.

Primary Sector consists of Agriculture, Forestry, Fishing & Hunting and Mining & Oil & Gas Extraction.

- Health Care and Social Assistance, Retail Trade, and Personal services are the dominant sectors, accounting for 17.7%, 17.4% and 16.8% of total employment.
- Construction and Business Services sectors have experienced the highest average annual growth, rising by 9.7% and 9.5% respectively, between 2001 and 2010.
- Declines in employment from 2001 to 2010 were recorded in manufacturing (-1,090 jobs), and the transportation/warehousing sector (-608 jobs).

Figure 31
Employment Distribution by Type of Worker, Newmarket, 2001 and 2010



Source: York Region Planning and Development Services Department, 2010.

- While the total number of full-time jobs in Newmarket has increased, the proportion of full-time employment remained relatively stable between 2001 and 2010.
- Full-time employment accounted for 68.5% of the workforce in 2010, down 1% from 2001. In comparison, the share of part-time jobs grew 1.0% between 2001 and 2010 (see Figure 31).

Business Overview

Table 36
Businesses by Size, Newmarket, 2001, 2009 and 2010

Business Size	2001	2009	2010
Small (1-19 Employees)	1,556	2,049	2,043
Medium (20-99 Employees)	204	277	283
Large (100-499 Employees)	52	55	56
Very Large (500+ Employees)	5	4	5
Total	1,817	2,385	2,387

Source: York Region Planning and Development Services Department, 2010.

Note: Figures represent businesses surveyed. Farm and home-based businesses are not included.

- The number of businesses in the survey area increased 31.4% since 2001.

Major Employers

Table 37
Major Employers in Newmarket, 2010

Name	Industry Description
Southlake Regional Health Centre	General Medical and Surgical Hospitals
Allied International Credit	Collection Agencies
Dortec Industries (A Division of Magna International)	Motor Vehicle Parts Manufacturing
Flextronics Global	Electronic and Precision Equipment Repair and Maintenance
Geo. A. Kelson Company Ltd.	Building Equipment Contractors
G4S Security Services	Management, Scientific and Technical Consulting Services
Newmarket Health Centre	Nursing and Residential Care Facilities

Source: York Region Planning and Development Services Department, 2010.

Development Activity

Table 38
Newmarket Building Permit Values (in millions), 2010

	Millions (\$)	% Distribution
Industrial	\$3.35	13%
Commercial	\$18.39	73%
Institutional	\$3.60	14%
ICI Sub-Total	\$25.33	100%

Source: York Region Planning and Development Services Department, 2010.

- Total non-residential building permit values in Newmarket were approximately \$25 million in 2010.
- The majority of the permits issued in 2010 were in the commercial sector, which was valued at approximately \$18 million, an increase of over \$6 million in 2009 (see Table 38).

Tables 39 and 40 provide an overview of some of the recently opened businesses and/or completed projects that were under construction in Newmarket in 2010.

Table 39
Recently Opened Businesses/Completed Projects, Newmarket, 2010

Business Name/Developer	Land Use	Building Size
Southlake Regional Cancer Centre	Institutional	150,000 sq. ft.
Diversicare	Retirement Residence	138,800 sq. ft.
135 Pony Drive	Industrial	27,730 sq. ft.
Amidyne Group	Industrial	25000 sq. ft.
Barillo's Fine Sausages	Manufacturing	19,700 sq. ft.
Rexall Pharmacy	Commercial	12,000 sq. ft.

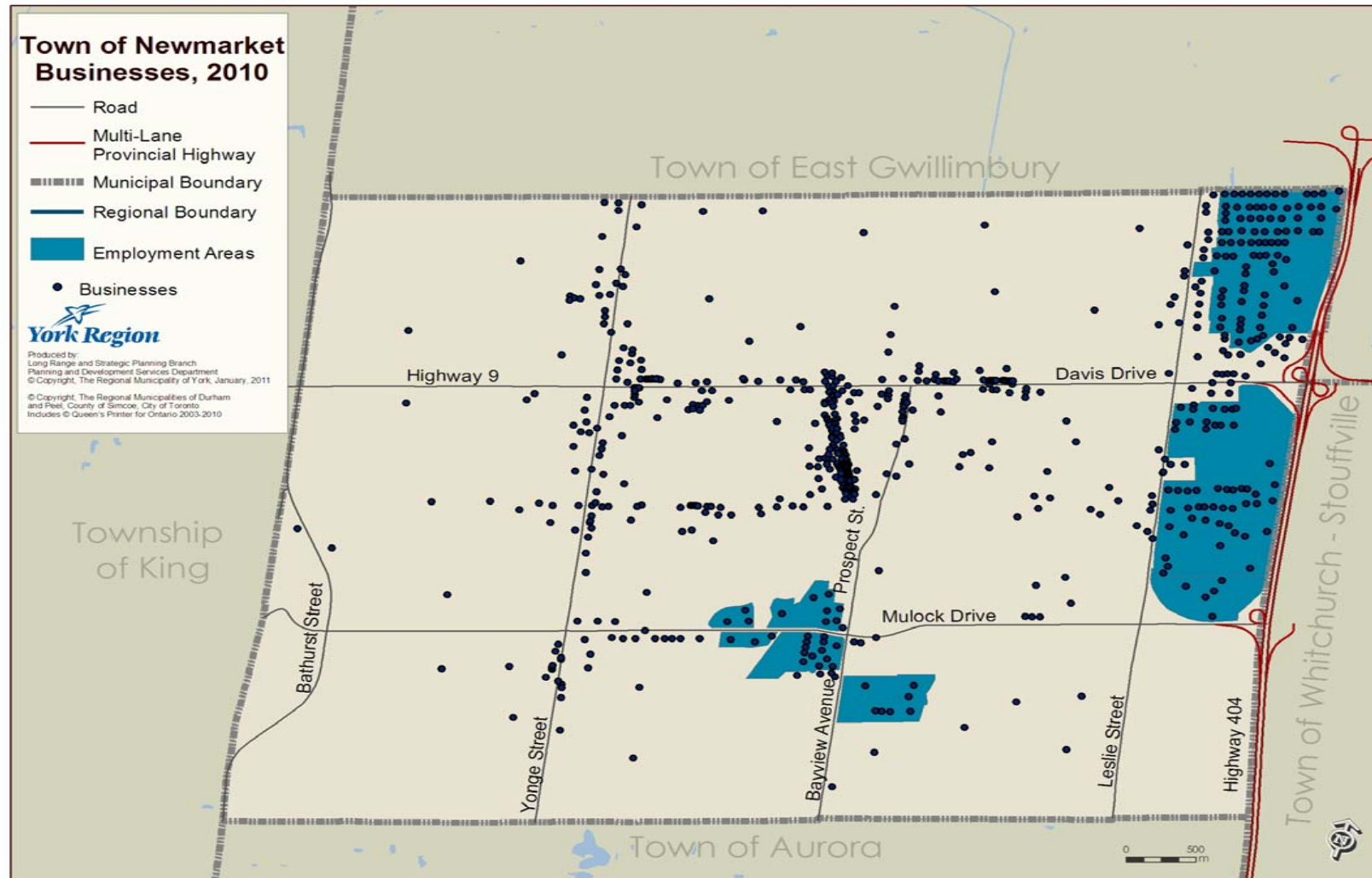
Source: Town of Newmarket

Table 40
Projects Under Construction, Newmarket, 2010

Business Name/Developer	Land Use	Building Size
Tricap Properties	Office	45,000 sq. ft.
1159661 Ontario Limited	Industrial Multi-Unit	42,288 sq. ft.
Renessa Newmarket	Retirement Residence	27,000 sq. ft.

Source: Town of Newmarket

Figure 32
Town of Newmarket Business Locations and Employment Areas, 2010



Richmond Hill

Richmond Hill Highlights:

- Population in 2010: 184,300*
- Jobs in survey area in 2010: 56,900**
- Businesses in survey area in 2010: 4,000
- Share of Total Regional Employment: 13%
- 2009-2010 Employment growth: 2.1%
- 2009-2010 Business growth: 0.2%
- 2001-2010 Average annual employment growth: 1.4%
- 2001-2010 Average annual business growth: 1.5%
- Largest employment sector in 2010: Personal Services, 19.2%
- Fastest-growing employment sector 2009-2010: Business Services, 12.7%
- Fastest-growing employment sector 2001-2010: Health Care and Social Assistance, 7.6% (avg. annual)

*Source: York Region Planning and Development Services Department, Mid-Year 2010.

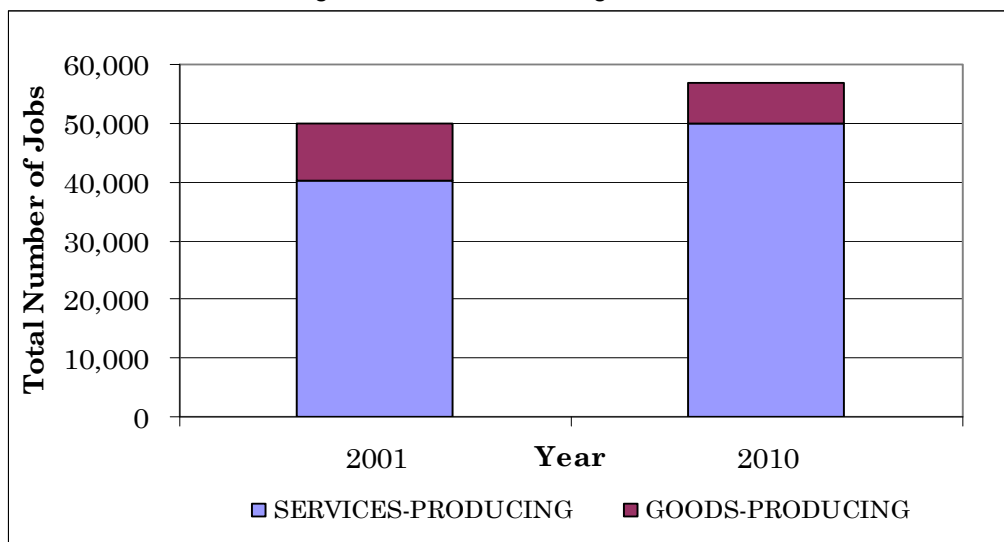
** Figures represent employment at businesses surveyed. Excludes home and farm-based businesses.

Note: Data based on surveyed employment from the 2001 and 2010 York Region Employment Surveys.

Employment Overview

Employment in the Town of Richmond Hill has increased by nearly 7,000 jobs since 2001 or at an average annual rate of 1.4%. As of mid-year 2010, there were an estimated 56,900 jobs in the town.

Figure 33
Distribution of Goods Producing vs. Services Producing Sectors, Richmond Hill, 2001 and 2010



Source: York Region Planning & Development Services Department, 2010.

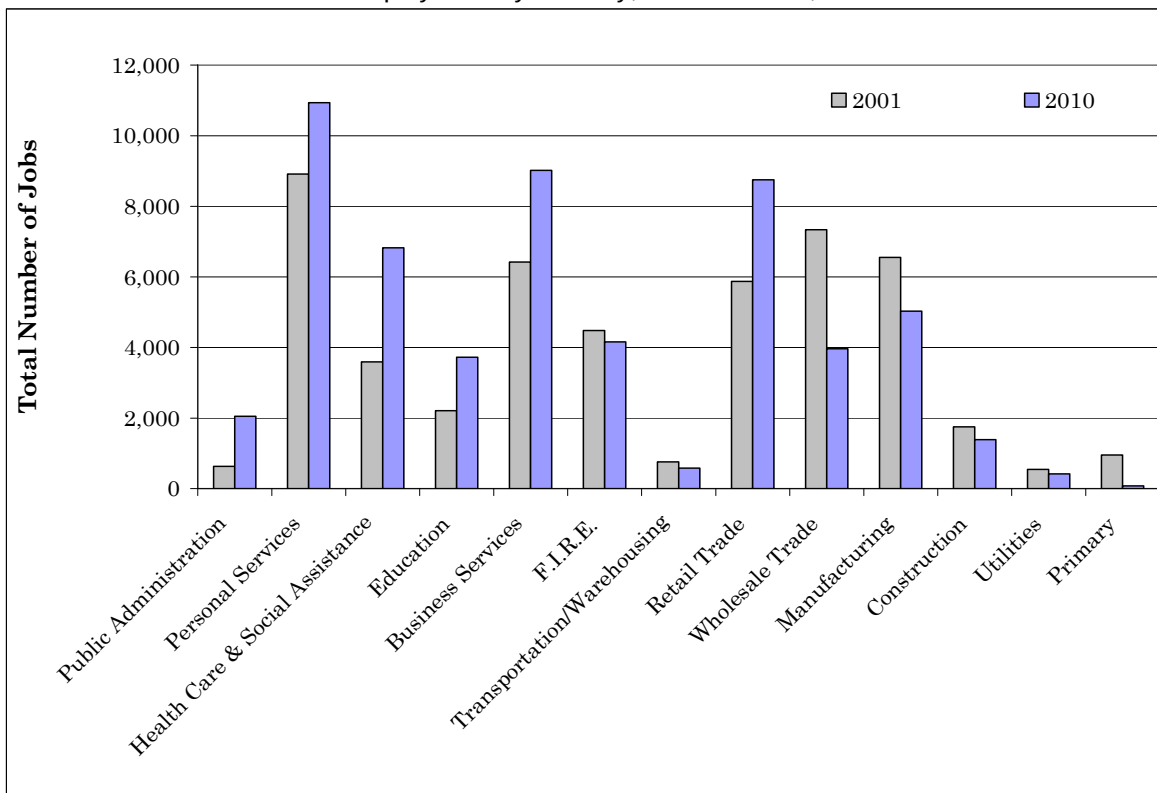
Notes: Figures represent employment at businesses surveyed. Farm and home-based employment are not included.

Services-Producing Sectors: Public Administration, Personal Services, Health Care and Social Assistance, Education, Business Services, F.I.R.E., Transportation and Warehousing, Retail Trade, Wholesale Trade.

Goods-Producing Sectors: Manufacturing, Construction, Utilities and Primary.

- Employment in Richmond Hill was predominantly service-oriented in 2010, accounting for 87.8% of employment, while goods-producing businesses account for 12.2% of employment, down 300 jobs from 2009 (See Figure 33).

Figure 34
Distribution of Employment by Industry, Richmond Hill, 2001 and 2010



Source: York Region Planning & Development Services Department, 2010.

Notes: Figures represent employment at businesses surveyed. Farm and home-based employment are not included.

F.I.R.E.: Finance, insurance, real estate & leasing.

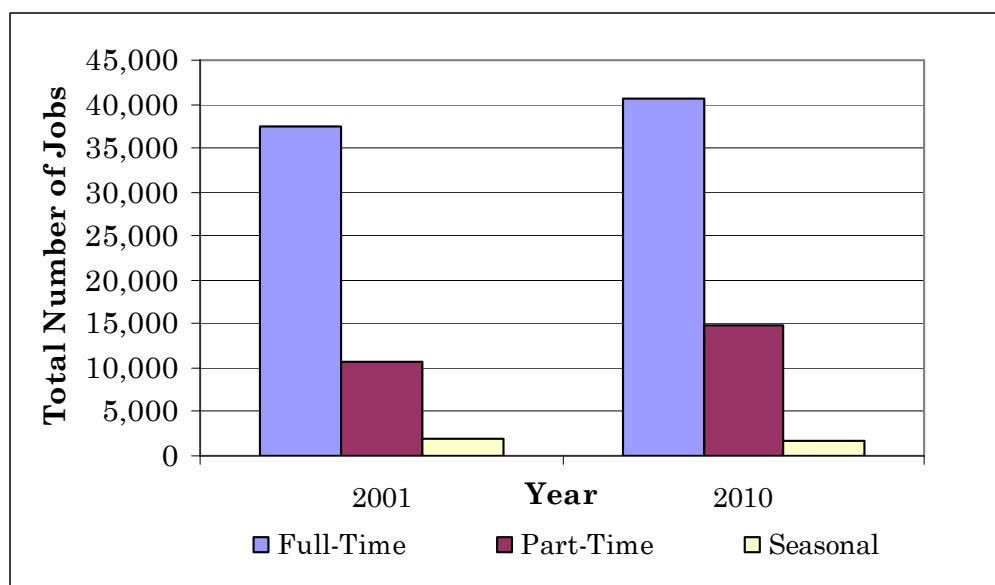
Business Services: Professional, Scientific & Technical Services and Management, Administration and Other Support Services.

Personal Services: Information, Culture & Recreation; Accommodation & Food Services; and Other Services.

Primary Sector consists of Agriculture, Forestry, Fishing & Hunting and Mining & Oil & Gas Extraction.

- Employment was spread out across a number of sectors, with personal services accounting for 19.2% of employment. Business services and retail trade were close behind at 15.8% and 15.4%, respectively.
- Health Care and Social Assistance, Public Administration, and Education are the three fastest growing sectors in Richmond Hill. (see Figure 34).

Figure 35
Employment Distribution by Type of Worker, Richmond Hill, 2001 and 2010



Source: York Region Planning and Development Services Department, 2010.

- As of 2010, full-time employment accounted for 71.2% of employment in Richmond Hill, compared to 75.0% in 2001.
- The number of full-time and part-time jobs increased 8.0% and 38.7% respectively between 2001 and 2010 (See Figure 35).

Business Overview

Table 41
Businesses by Size, Richmond Hill, 2001, 2009 and 2010

Business Size	2001	2009	2010
Small (1-19 Employees)	3,016	3,404	3,399
Medium (20-99 Employees)	381	489	500
Large (100-499 Employees)	74	80	80
Very Large (500+ Employees)	5	6	6
Total	3,476	3,979	3,985

Source: York Region Planning and Development Services Department, 2010.

Note: Figures represent businesses surveyed. Farm and home-based businesses are not included.

- The number of firms in Richmond Hill's survey area increased 15% since 2001.
- Small businesses made up 85.2% of Richmond Hill's business community in 2010, as the proportion of medium and large-sized firms remained relatively stable (see Table 41).

Major Employers

Table 42
Major Employers in Richmond Hill, 2010

Name	Industry Description
York Central Hospital	General Medical and Surgical Hospitals
Apotex	Pharmaceutical and Medicine Manufacturing
Acklands Grainger	Distributor of Industrial, Fleet and Safety Products
Walmart	Retail Department Store
Sheraton Parkway Hotel and Convention Centre	Accommodation Services
Rogers Cable (Ontario)	Wired Telecommunications Carriers
Staples Business Depot (Head Office)	Office Supplies and Stationery Stores
Victaulic Company of Canada Ltd.	Primary Metal Manufacturing
Compugen Inc. (Head Office)	Computer Systems Design and Related Services
Ash City Worldwide Inc.	Clothing and Clothing Accessories Wholesaler-Distributors

Source: York Region Planning and Development Services Department, 2010.

Development Activity

Table 43
Richmond Hill's Non-Residential Building Permit Values (in millions), 2010

	Millions (\$)	% Distribution
Industrial	\$27.03	24%
Commercial	\$26.84	24%
Institutional	\$56.51	51%
ICI Sub-Total	\$110.38	100%

Source: York Region Planning and Development Services Department, 2010.

- Total non-residential building permit values in Richmond Hill were approximately \$110 million in 2010, an increase of nearly \$30 million compared to the same period in 2009 (see table 43).

Tables 44 and 45 provide an overview of some of the recently opened businesses and/or completed projects that were under construction in Richmond Hill in 2010.

Table 44
Recently Opened Businesses/Completed Projects, Richmond Hill, 2010

Developer/Business Name	Land Use	Building Size
Toronto Recycling Inc.	Industrial	138,935 sq. ft.
BMW	Industrial	120,000 sq. ft.
Elcan Elevator Ltd.	Industrial	82,751 sq. ft.

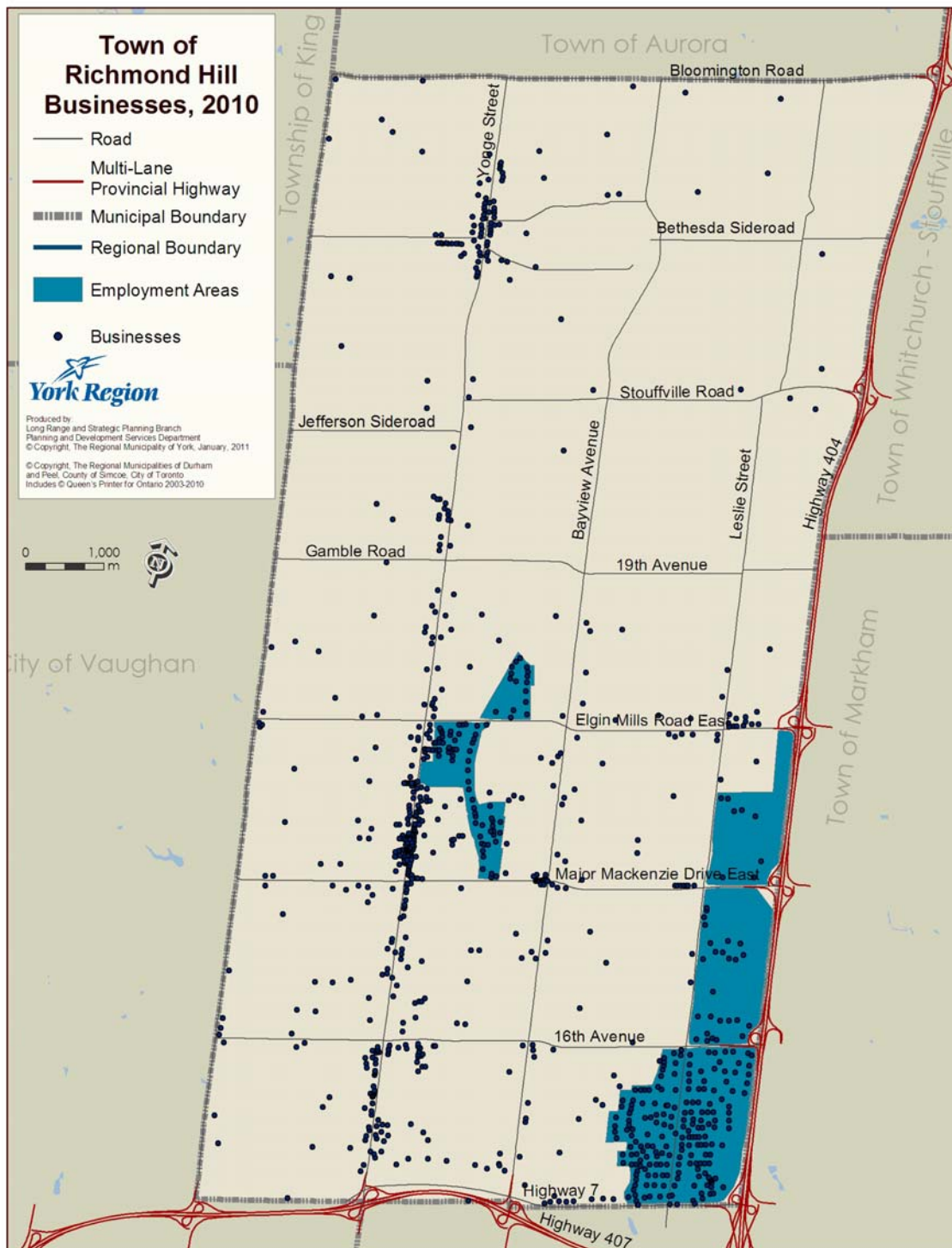
Source: Town of Richmond Hill

Table 45
Projects Under Construction, Richmond Hill, 2010

Developer/Business Name	Land Use	Building Size
Elgin Mills Medical Centre	Commercial	84,328 sq. ft.
Retail Plaza	Commercial	72,957 sq. ft.
Acklands Grainger Inc.	Industrial	44,829 sq. ft.
Public Storage	Industrial	11,566 sq. ft.

Source: Town of Richmond Hill

Figure 36
Town of Richmond Hill Business Locations and Employment Areas, 2010



Vaughan

Vaughan Highlights:

- Population in 2010: 289,200*
- Jobs in survey area in 2010: 160,370**
- Businesses in survey area in 2010: 9,200
- Share of Total Regional Employment: 36%
- 2009 -2010 Employment growth: 1.9%
- 2009-2010 Business growth: 1.2%
- 2001-2010 Average annual employment growth: 3.0%
- 2001-2010 Average annual business growth: 3.0%
- Largest employment sector in 2010: Manufacturing, 24.6%
- Fastest-growing employment sector 2009-2010: Transportation & Warehousing, 10.7%
- Fastest-growing employment sector 2001-2010: Health Care & Social Assistance, 9.7% (avg. annual)

*Source: York Region Planning and Development Services Department, Mid-Year 2010.

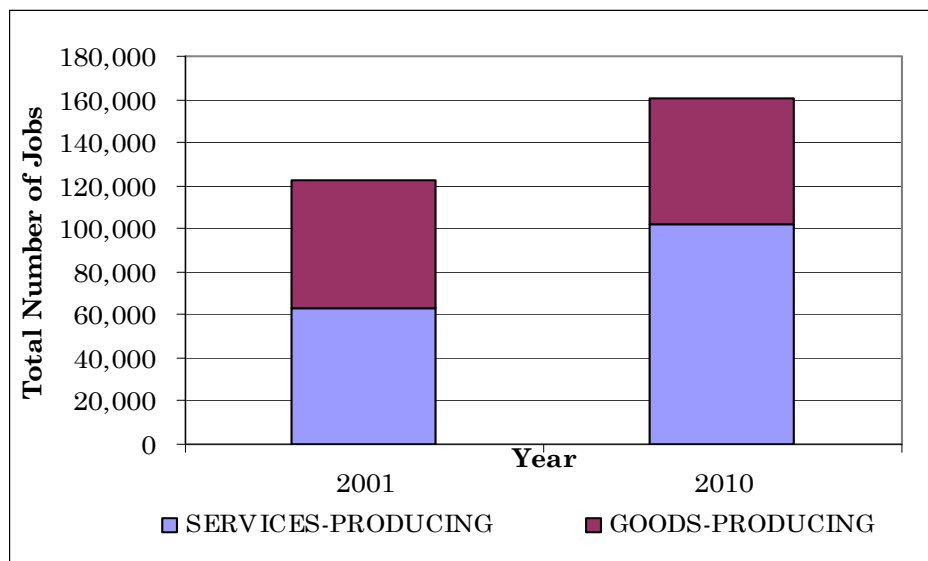
** Figures represent employment at businesses surveyed. Excludes home and farm-based businesses.

Note: Data based on surveyed employment from the 2001 and 2010 York Region Employment Surveys.

Employment Overview

As of mid-year 2010, there were an estimated 160,370 jobs in Vaughan, an increase of 31% or 37,480 jobs since 2001.

Figure 37
Distribution of Goods Producing vs. Services Producing Sectors, Vaughan, 2001 and 2010



Source: York Region Planning & Development Services Department, 2010.

Notes: Figures represent employment at businesses surveyed. Farm and home-based employment are not included.

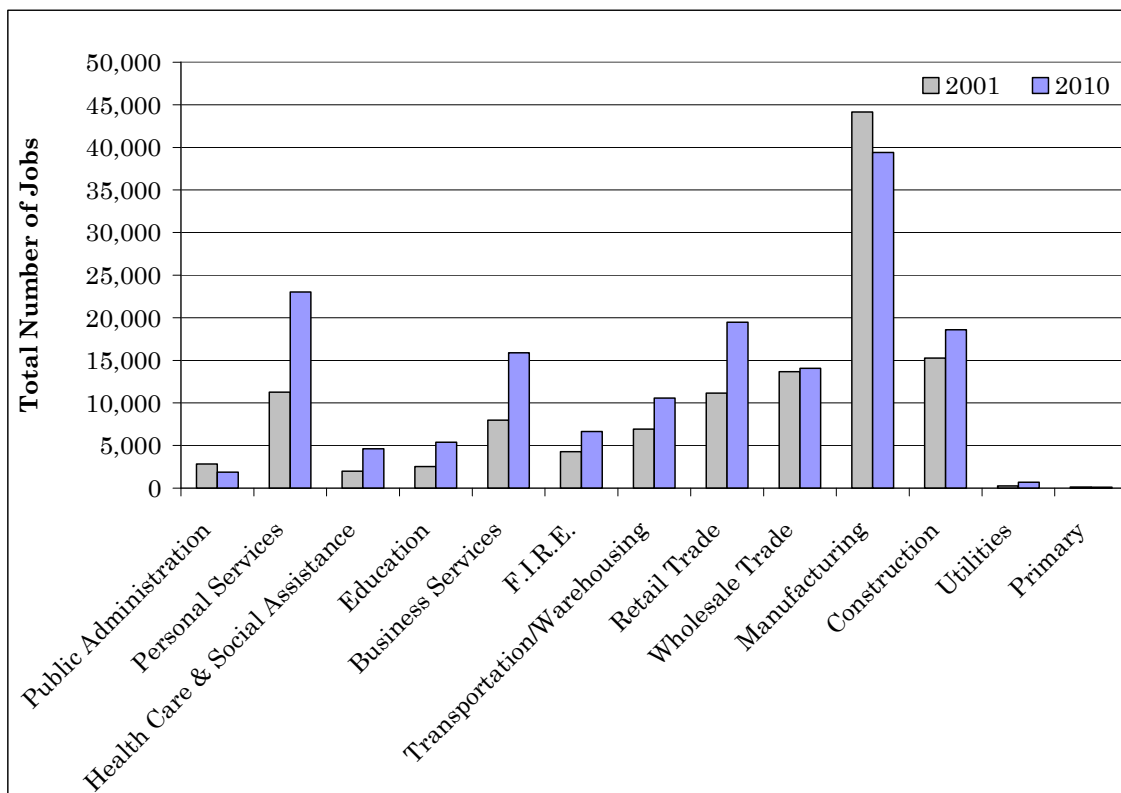
Services-Producing Sectors: Public Administration, Personal Services, Health Care and Social Assistance, Education, Business Services, F.I.R.E., Transportation and Warehousing, Retail Trade, Wholesale Trade.

Goods-Producing Sectors: Manufacturing, Construction, Utilities and Primary.

- In 2001, the Goods-producing and service-producing sectors had an approximately even distribution of total employment in Vaughan.

- As of 2010, the proportion of service producing industries had increased to 63.3% of total employment, and goods-producing industries had 36.7% of total employment. Although having decreased since 2001, this goods-producing share is the highest in the Region (see figure 37).

Figure 38
Distribution of Employment by Industry, Vaughan, 2001 and 2010



Source: York Region Planning & Development Services Department, 2010.

Notes: Figures represent employment at businesses surveyed. Farm and home-based employment are not included.

F.I.R.E.: Finance, insurance, real estate & leasing.

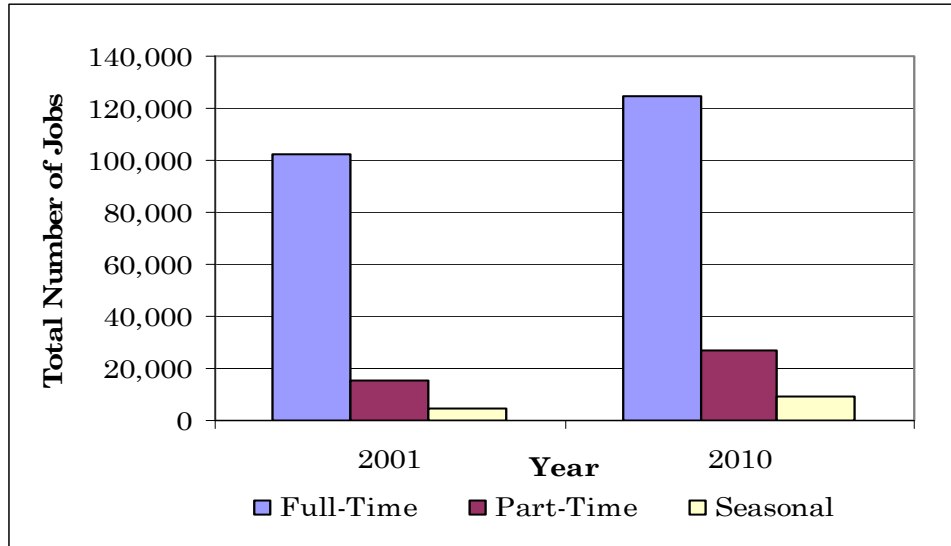
Business Services: Professional, Scientific & Technical Services and Management, Administration and Other Support Services.

Personal Services: Information, Culture & Recreation; Accommodation & Food Services; and Other Services.

Primary Sector consists of Agriculture, Forestry, Fishing & Hunting and Mining & Oil & Gas Extraction.

- Manufacturing, Personal Services and Retail Trade were the dominant employment sectors in Vaughan, accounting for 24.6%, 14.4% and 12.1%, respectively.
- Health Care & Social Assistance was the fastest growing sector between 2001 and 2010, growing at an average annual rate of 9.7%, with Education and Personal Services also recording noticeable growth rates during this period (see figure 38).

Figure 39
Employment Distribution by Type of Worker, Vaughan, 2001 and 2010



Source: York Region Planning and Development Services Department, 2010.

- Full-time workers accounted for 77.5% of all jobs in 2010, down slightly from 2001.
- Since 2001, the number of part-time jobs have nearly doubled, accounting for 17% of total employment in Vaughan (see figure 39).

Business Overview

Table 46
Businesses by Size, Vaughan, 2001, 2009 and 2010

Business Size	2001	2009	2010
Small (1-19 Employees)	5,764	7,504	7,537
Medium (20-99 Employees)	1,077	1,296	1,370
Large (100-499 Employees)	185	274	284
Very Large (500+ Employees)	17	20	11
Total	7,043	9,094	9,202

Source: York Region Planning and Development Services Department, 2010.

Note: Figures represent businesses surveyed. Farm and home-based businesses are not included.

- By 2010, there were over 9,200 firms surveyed in Vaughan, with small firms accounting for 82% of all businesses.
- Since 2001, the proportion of very large sized firms saw a decline, while the small, medium and large business sized firms experienced a 23.5% increase (see Table 46).

Major Employers

Table 47
Major Employers in Vaughan, 2010

Name	Industry Description
Canada's Wonderland	Amusement and Theme Parks
UPS (United Parcel Service)	Couriers
Canadian National Railways	Rail Transportation
Royal Group Inc.	Manufacturer of Home Improvement, Consumer & Construction Products
Magna International Inc.	Manufacturer of Automotive Components and Systems
Ganz	All other Wholesale-Distributors
The Vision Group of Companies	Manufacturer of Home Improvement, Consumer & Construction Products
Sears Canada National Service Centre	Warehouse Distribution and Transportation Maintenance
Bondfield Construction	Commercial and Institutional Construction

Source: York Region Planning and Development Services Department, 2010.

Development Activity

Table 48
Vaughan Non-Residential Building Permit Values (in millions), 2010

	Millions (\$)	% Distribution
Industrial	\$226.59	44%
Commercial	\$208.31	40%
Institutional	\$81.30	16%
ICI Sub-Total	\$516.20	100%

Source: York Region Planning and Development Services Department, 2010.

- Total non-residential building permit values in Vaughan were over \$516 million in 2010.
- The majority of the permits issued were in the industrial sector, which were valued at approximately \$226 million (see Table 48).

Tables 49 and 50 provide an overview of some of the recently opened businesses and/or completed projects that were under construction in Vaughan in 2010.

Table 49
Recently Opened Businesses/Completed Projects, Vaughan, 2010

Business Name/Developer	Land Use	Building Size
Olympia Tile & Stone	Distribution	680,000 sq. ft.
Longos Bros. Head Office & Distribution Centre	Head Office& Distribution	265,000 sq. ft.
Crane Supply	Head Office & Distribution	116,878 sq. ft.
BFI Canada	Head Office	20,000 sq. ft.

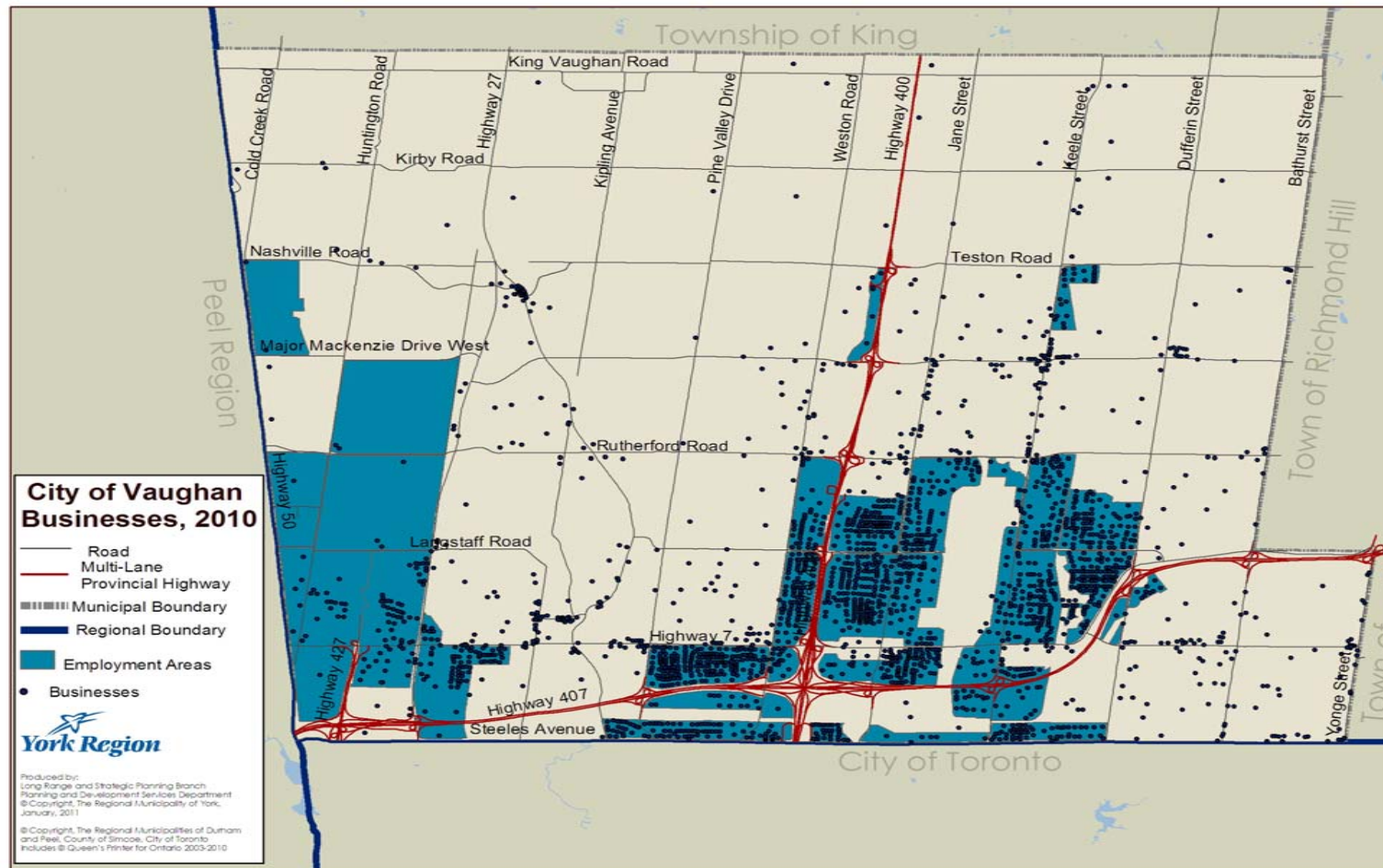
Source: City of Vaughan

Table 50
Projects Under Construction, Vaughan, 2010

Business Name/Developer	Land Use	Building Size
Anatolia Tile Inc.	Distribution	465,000 sq. ft.
Sysco Canada / Martha's Garden	Manufacturing	125,000 sq. ft.
Springhill Suites	Hotel	116,184 sq. ft.
Homewood Suites	Hotel	109,677 sq. ft.

Source: City of Vaughan

Figure 40
City of Vaughan Business Locations and Employment Areas, 2010



Whitchurch-Stouffville

Whitchurch-Stouffville Highlights:

- Population in 2010: 36,450*
- Jobs in survey area in 2010: 10,000**
- Businesses in survey area in 2010: 700
- Share of Total Regional Employment: 2%
- 2009-2010 Employment growth: 1.5%
- 2009-2010 Business growth: -0.1%
- 2001-2010 Average annual employment growth: 7.2%
- 2001-2010 Average annual business growth: 3.5%
- Largest employment sector in 2010: Personal Services, 23.7%
- Fastest-growing employment sector 2009-2010: Business Services, 11.3%
- Fastest-growing employment sector 2001-2010: Transportation & Warehousing, 13.6% (avg. annual)

*Source: York Region Planning and Development Services Department, Mid-Year 2010.

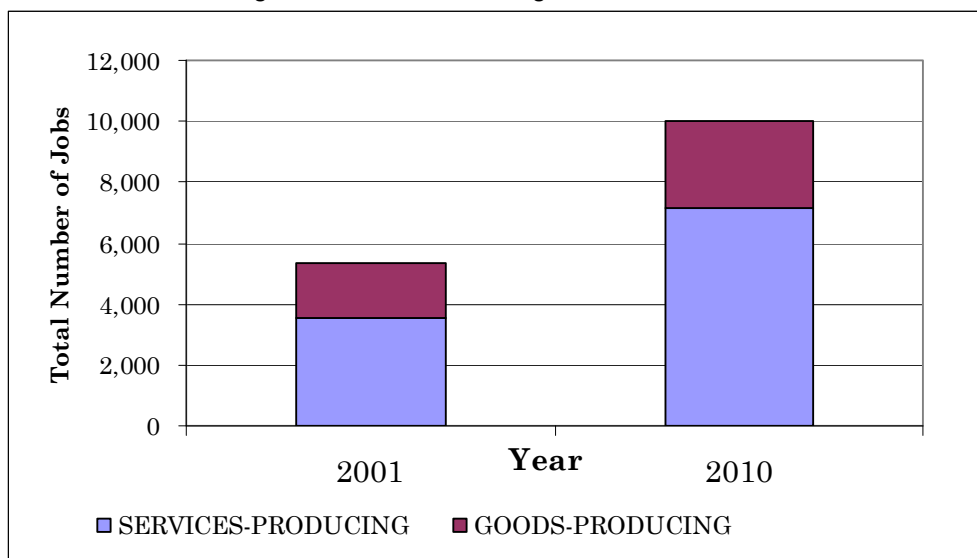
* Figures represent employment at businesses surveyed. Excludes home and farm-based businesses.

Note: Data based on surveyed employment from the 2001 and 2010 York Region Employment Surveys.

Employment Overview

Whitchurch-Stouffville's survey area had an estimated 10,000 jobs in 2010, representing an increase in employment of 86.8% since 2001.

Figure 41
Distribution of Goods Producing vs. Services Producing Sectors, Whitchurch-Stouffville, 2001 and 2010

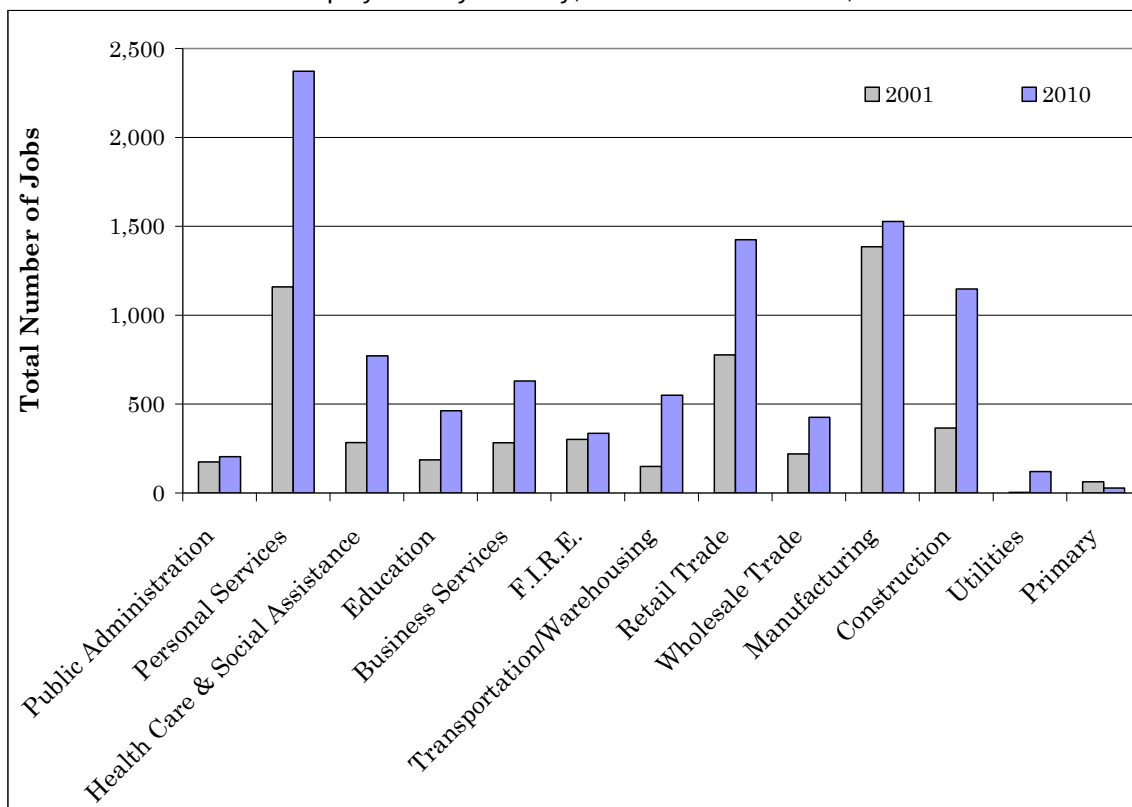


Source: York Region Planning & Development Services Department, 2010.

Notes: Figures represent employment at businesses surveyed. Farm and home-based employment are not included.
Services-Producing Sectors: Public Administration, Personal Services, Health Care and Social Assistance, Education, Business Services, F.I.R.E., Transportation and Warehousing, Retail Trade, Wholesale Trade.
Goods-Producing Sectors: Manufacturing, Construction, Utilities and Primary.

- The majority of employment in Whitchurch-Stouffville is concentrated in service-producing industries, accounting for 71.8% of employment in the survey area.
- Goods-producing sectors have seen a 55% increase in jobs since 2001 (see Figure 41).

Figure 42
Distribution of Employment by Industry, Whitchurch-Stouffville, 2001 and 2010



Source: York Region Planning & Development Services Department, 2010.

Notes: Figures represent employment at businesses surveyed. Farm and home-based employment are not included.

F.I.R.E.: Finance, insurance, real estate & leasing.

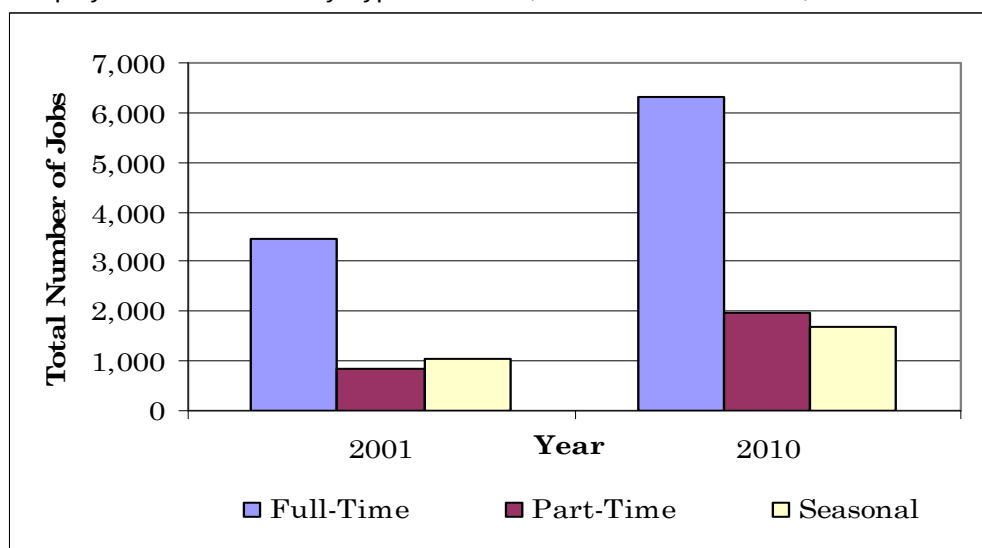
Business Services: Professional, Scientific & Technical Services and Management, Administration and Other Support Services.

Personal Services: Information, Culture & Recreation; Accommodation & Food Services; and Other Services.

Primary Sector consists of Agriculture, Forestry, Fishing & Hunting and Mining & Oil & Gas Extraction.

- Personal Services, Manufacturing and Retail Trade were among the primary employers, employing 23.7%, 15.3% and 14.2% of workers.
- Employment growth rates were highest in Transportation and Warehousing followed by Construction, Health Care and Social Assistance, Education and Business Services which all more than doubled employment totals between 2001 and 2010 (see Figure 42).

Figure 43
Employment Distribution by Type of Worker, Whitchurch-Stouffville, 2001 and 2010



Source: York Region Planning and Development Services Department, 2010.

- The majority of jobs in Whitchurch-Stouffville were full-time in 2010, with 63.3% of jobs falling into this category (see Figure 43).
- The proportion of full time jobs has decreased slightly since 2001 while the proportion of part time jobs increased from 16.0% in 2001 to 19.8% in 2010.

Business Overview

Table 51
Businesses by Size, Whitchurch-Stouffville, 2001, 2009 and 2010

Business Size	2001	2009	2010
Small (1-19 Employees)	451	593	589
Medium (20-99 Employees)	62	99	99
Large (100-499 Employees)	5	16	19
Very Large (500+ Employees)	0	0	0
Total	518	708	707

Source: York Region Planning and Development Services Department, 2010.

Note: Figures represent businesses surveyed. Farm and home-based businesses are not included.

- The number of businesses in the surveyed areas increased by 36.5% since 2001, or 3.5% on an average annual basis.
- While the total number of small firms comprise 83.3% of businesses in the area, medium and large firms have seen a combined increase of 76.1% from 2001 levels (see Table 51).

Major Employers

Table 52
Major Employers in Whitchurch-Stouffville, 2010

Name	Industry Description
Stock Transportation Ltd.	School and Employee Bus Transportation
Teva Canada Ltd.	Pharmaceutical and Medicine Manufacturing
Tam-Kal Ltd.	Architectural and Structural Metals Manufacturing
Walmart Supercenter	Retail Department Store
Parkview Home	Nursing Care Facilities
Southwire Canada	Other Electrical Equipment and Component Manufacturing
Strategic Information Technology	Computer and Communications Equipment and Supplies Wholesaler-Distributors

Source: York Region Planning and Development Services Department, 2010.

Development Activity

Table 53
Whitchurch-Stouffville Non-Residential Building Permit Values (in millions), 2010

	Millions (\$)	% Distribution
Industrial	\$6.26	58%
Commercial	\$2.35	22%
Institutional	\$2.23	21%
ICI Sub-Total	\$10.84	100%

Source: York Region Planning and Development Services Department, 2010.

- Total non-residential building permit values in Whitchurch-Stouffville were approximately \$10.8 million in 2010, an increase from approximately \$1.5 million in 2009.
- The majority of the permits issued were in the industrial sector, which were valued at approximately \$6 million (see Table 53).

Tables 54 and 55 provide an overview of some of the recently opened businesses and/or completed projects that were under construction in Whitchurch-Stouffville in 2010.

Table 54

Recently Opened Businesses / Completed Projects, Whitchurch-Stouffville, 2010

Developer/Business Name	Land Use	Building Size
Diversicare Retirement Home	Institutional	107,800 sq. ft.
Smart Centres	Commercial	56,800 sq. ft.
Deep Foundations	Industrial	26,800 sq. ft.
Richmond Welding	Industrial	23,900 sq. ft.
61 Ringwood, Industrial Plaza	Light Industrial	21,300 sq. ft.
Novopharm	Industrial	20,500 sq. ft.
Ampot Portable Toilets	Industrial	7,300 sq. ft.
Emerald Hills, Clubhouse	Commercial	2,500 sq. ft.

Source: Town of Whitchurch-Stouffville

Table 55

Projects Under Construction, Whitchurch-Stouffville, 2010

Developer/Business Name	Land Use	Building Size
Teva Canada Ltd.	Industrial	45,000 sq. ft.
Cook Canada & Kingfisher	Industrial	31,000 sq. ft.
Maxim Group Headquarters	Industrial	21,700 sq. ft.
Royal Canadian Legion	Commercial	10,300 sq. ft.

Source: Town of Whitchurch-Stouffville

Figure 44
Town of Whitchurch-Stouffville Business Locations and Employment Areas, 2010



Appendix A: Methodology

Background Methodology

The 2010 survey was a comprehensive Region-wide survey of all businesses across York Region (excluding farm and home-based businesses). Survey data is aggregated at the traffic zone level of detail, which divides the Region into 355 smaller geographic areas. By focusing on employment at the traffic zone level, this survey allows for a detailed examination of local trends and provides information about employment areas and whether the economic development goals of York Region are being met. York Region's first comprehensive Region-wide employment survey occurred in 1998, when 21,000 businesses were recorded. Subsequently, the annual survey targeted key employment areas up to 2006, consisting of high-growth areas, designated employment areas and Regional centres. With the assistance of local municipalities, York Region was able to complete comprehensive Region-wide surveys of all businesses between 2007 and 2010. It is the Region's intention that all future employment surveys be comprehensive in nature.

Data Collection

Data collection for the 2010 York Region Employment Survey included all traffic zone areas across York Region (excluding home and farm based businesses).

Data was collected from York Region businesses in a variety of forms:

- Through door-to-door interviews with the business community (primary method);
- Via telephone interviews (for businesses unable to contact in person); and
- Electronically through e-mail messages, online entries via our corporate website and facsimile submissions from the business community.

Businesses were primarily contacted through door-to-door interviews between May and August of 2010 by York Region Employment Surveyors. The door-to-door methodology, while time intensive, was warranted due to the analytic requirement of obtaining a complete data set. Surveyors used Tablet PC's with electronic forms to update business information in the York Region Employment Database. Within each traffic zone, all businesses were directly contacted and details about business activity, changes in employment levels and contact information were updated for existing businesses, or initiated for businesses new to that area. Where records showed a business that was no longer at the address in 2010, efforts were made to contact the business by phone to establish either a new location, or to record the probable closure of the business. For businesses unable or unwilling to conduct a door-to-door interview, the option was given to either have a surveyor call them at a mutually convenient time or to provide them with a blank survey form (see Figure 45) and have them complete and return it at their leisure. For businesses that declined to participate or could not be contacted either in person or by telephone during regular office hours, it was assumed that all information relating to that business remained unchanged from the date they were last surveyed.

Figure 45
York Region Employment Survey Form



York Region Business Information Update 2010

Please take a moment to add or update your business information for our records. All information gathered will be aggregated with other data for economic analysis and land use planning purposes only. Your business name and address will be listed for **free** in our local and regional business directories (see "Business Directory Listing" section to include additional information). All other information will remain confidential. Thank you for your cooperation.

---BUSINESS IDENTIFICATION---		--- EMPLOYMENT---	
Business Name: Internet Address: Business Activity: What does your Business Do? 	Full-time (30+ hrs/week): Part-time (<30 hrs/week): Seasonal: Total Employment: Number of Shifts: Hiring in Next 3 Months? ☐ Yes ☐ No ☐ Unsure		
-----ADDRESS-----			
Physical Address: Suite / Mailing Unit: Mailing Address (if different from above):	Municipality: Other Occupied Units: Postal Code:		
-----CONTACT INFORMATION-----			
Survey Information Contact (for future information updates) Name: Title: Phone: Ext: Fax: E-Mail: Corporate Executive Contact (e.g., Manager, Owner, President) Name: Title: Phone: Ext: Fax: E-Mail:			
-----BUSINESS DIRECTORY LISTING-----			
Do you want to have personal contact information for your business listed for FREE in local and regional business directories? Contact Name to appear in Directory: Same as Survey Information Contact above ☐ Yes Same as Corporate Executive Contact above: ☐ Yes If contact information is different from above, please complete below: Name: Title: Phone: Ext: Fax: E-Mail: Publish Fax? ☐ Yes ☐ No			
-----ADDITIONAL INFORMATION (USED FOR INTERNAL PURPOSES ONLY)-----			
Ownership Type: ☐ Independent ☐ Franchise ☐ Branch ☐ School ☐ Government Is this a home-based business? ☐ Yes ☐ No Floor Space (sq.ft.): Is this an Estimate? ☐ Yes ☐ No Year Established (this location only): Years at Current Location: Previous Municipality (if applicable):			
Does Your Business Export? ☐ Yes ☐ No If "No" [above], are you interested in Exporting? ☐ Yes ☐ No Is this the Canadian Head Office? ☐ Yes ☐ No If "No" [above], list Head Office location Province (if in Canada): Country (if outside Canada):			
Coding Section: (Completed by York Region staff) Industry Code NAIC: Secondary NAIC:		Interviewer Initials: Traffic Zone: This Update:	
Business ID:		Volunteers:	

Please return completed form to:
 York Region Planning and Development Services Department
 17250 Yonge Street, Newmarket, Ontario L3Y 6Z1
 Phone: (905) 830-4444 x1550 Fax: (905) 954-4607
 E-mail: businessdirectory@york.ca

Data Sources and Limitations

Data Accuracy

A number of factors limit the accuracy of the data collected within this report, including:

Data collected was based on responses received from businesses. In certain instances however, businesses refused to participate, had a language barrier, had moved to an unknown location or were temporarily closed. As a result, certain business sectors may be over-represented and others under-represented depending on the particular circumstances of businesses in that sector.

While this study analyzes employment patterns in the Region, it does not examine all possible factors that can influence employment rates in a particular location, such as land prices, property tax rates, development charges, and existing space inventories and vacancies. These factors can impact the level of overall economic health in a given area and can also promote or discourage employment growth in one area over another.

The data collected is time-sensitive, in that the information is only accurate as of the date collected. For certain industries undergoing rapid change, the analysis within this report may no longer reflect current circumstances. Caution should therefore be used before making any conclusions based on this information.

Employment Data as a Measure of Economic Activity

The most frequent method of measuring economic activity within a given area is usually through an analysis of the Gross Domestic Product (GDP) of that area. Generally speaking, GDP is a measure of the value added by labour and capital within a country or economic region in transforming inputs purchased from other industries into outputs. Productivity gains are important to a local economy, as they influence how competitive an economy is, and thus are an important factor in the long-term health of a regional economy. The Region performed a study of GDP in 2008 and it is estimated that regional GDP was \$43.4 billion.

However, it is important to note that GDP figures are relatively difficult to produce at the regional level. As a result, employment data represents the most readily obtainable means of assessing trends in a regional economy. At the local level, businesses are usually much more agreeable in providing information about the number of people employed, although even this information is still sensitive. Furthermore, the employment rate is a meaningful measure insofar as regional government has objectives about employment for its citizens.

However caution should be noted when comparing GDP growth and employment growth, as an increase in GDP will reflect both an increase in employment and an increase in productivity. Employment data alone, on the other hand, has some limitations as a measure of economic activity, as growth in the number of employees does not necessarily translate into added wealth. For example, a group of five employees in one sector may be far more productive than five employees in another sector in that regard. In addition, increased automation may result in increased productivity but could have a minimal, or even negative, impact on employment. Finally, while employment is a useful indicator of economic activity, turning points in employment tend to lag turning points in the business cycle. As a result, changes in economic conditions may have already occurred before they translate into a shift in employment.

Appendix B: Industrial Sector Definitions

Each business surveyed was assigned a numeric code based on their primary business activity. These codes are based on the North American Industrial Classification (NAIC) system, a hierarchical coding system used by statistical agencies in Canada, the U.S. and Mexico to classify businesses by type of economic activity.

Much of the analysis in this report aggregates business information based on the NAIC coding at different levels of the hierarchy. The 20 NAIC sectoral categories used by Statistics Canada have been combined to 13 sectoral categories in the discussion for clarity of presentation. The combined sectoral categories are summarized below:

Primary Industries (NAIC sectors 11, 21)

Includes all agricultural activity, forestry, fishing, hunting, mining, oil and gas extraction and related support activities.

Utilities (NAIC sector 22)

Includes electric power generation, transmission and distribution, natural gas distribution and water, sewage and other systems.

Construction (NAIC sector 23)

Includes land development, building and engineering construction and project management and all construction trades contracting (e.g., concrete pouring, roofing, drywall and painting, electrical, fencing).

Manufacturing (NAIC sectors 31-33)

Includes food and beverage manufacturing, textile and clothing production, wood and paper products manufacturing, printing, petrochemical manufacturing, plastics and rubber manufacturing, non-metallic mineral product manufacturing (e.g., bricks, glass, gypsum board), primary metal manufacturing (e.g., iron and steel mills, metal pipes and wire, foundries), fabricated metal product manufacturing (e.g., stamping, metal doors, boilers, hardware, machine shops, nuts and bolts), machinery manufacturing, computer and electronic equipment, electrical equipment and appliances, transportation equipment manufacturing (e.g., motor vehicles and parts, aerospace and boat building) and furniture manufacturing.

Wholesale Trade (NAIC sectors 41)

Includes all wholesale distributors, product agents and brokers.

Retail Trade (NAIC sectors 44-45)

Includes all retail stores, retail auto and building supply dealers, gas stations and non-store retailers (e.g., mail order houses, vending machine operators, direct sales).

Transportation, Warehousing and Utilities (NAIC sectors 48-49)

Includes passenger and freight transportation and related support activities (e.g., airports, bus stations, vehicle towing), oil and gas pipelines, postal and courier services, warehousing and storage, electric and gas utilities and water and sewerage systems.

Finance, Insurance and Real Estate (NAIC sectors 52, 53)

Includes monetary authorities, credit intermediation and related activities (e.g., personal and commercial banking, credit unions, credit card issuing, consumer lending, mortgage brokers, transaction processing), securities and commodities trading, portfolio management and investment advising, insurance carriers and brokers and pension funds.

Business Services (NAIC sectors 54, 55, 56)

Includes legal services, accounting, architectural and engineering services, graphic and industrial

design, computers systems design, management and human resources consulting, research and development services, advertising and marketing, photography and veterinary services, management of companies and enterprises, office administration and facilities support services, temporary help and employment services, business support services (e.g., telephone call centres, collection agencies), travel agencies and tour operators, investigative and security services, building maintenance services (e.g., pest control, janitorial services, window cleaning, landscaping), trade show services and waste management and remediation services.

Education (NAIC sector 61)

Includes educational services (e.g., schools, colleges, training).

Health and Social Services (NAIC sectors 62)

Includes doctors, dentists, chiropractors, medical labs, ambulance services, hospitals, nursing and long-term care facilities, social services and child day-care services.

Personal services (NAIC sectors 51, 71, 72, 81)

Includes publishing industries (e.g., newspaper, book and software publishers), motion picture and sound recording industries, TV and radio broadcasting, telecommunications services, information services (e.g., news syndicates, libraries, internet providers), data processing services, performing arts, spectator sports industries, heritage institutions (e.g., art galleries, museums, zoos, conservation areas), amusement parks, gambling industry, golf courses and country clubs, skiing facilities, marinas, fitness and recreation centres, hotels and motels, restaurants and bars, caterers, repair and maintenance services (e.g., automotive repair, machinery repair, reupholstery), personal care services (e.g., hair care, funeral homes, laundry services, photofinishing), religious organizations and other civic and professional organizations.

Public Administration (NAIC sector 91)

Includes federal, provincial, regional and municipal protective (e.g., fire, police, courts and correctional facilities), regulatory and administrative services.

For more information on businesses in York Region, contact an economic development officer or chamber of commerce.

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